CANADA MORTGAGE AND HOUSING CORPORATION

APARTMENT BUILDING SALE PROFILE

PROPERTIES SORTED BY CATEGORY

COPYRIGHT - CMHC 1984

COPYRIGHT - CMHC 1984

R. NORMAN HEIGHT
A.A.C.I., F.R.I.C.S., M.A.I.C.
Manager — Toronto I.C.I. Appraisal

A.E. LePAGE

Commercial Real Estate Services
Appraisal Division
2300 Yonge Street
Suite 2801, Box 2380
Toronto, Ontario M4P 1E4
Tel.: (416) 484-6141
Telex: 06-986559

File No. 84-192

December 3, 1984

Canada Mortgage and Housing Corporation
National Office
Ottawa, Ontario
K1A 0P7

Attention: Ms. F. Cameron

Dear Ms. Cameron:

RE: APARTMENT BUILDING SALE PROFILE

Further to your request, we have completed the assignment requested by C.M.H.C. This assignment entailed the assembly of sale profiles of 92 apartment buildings throughout Metropolitan Toronto. The properties are representative of four building size categories: 6 to 19 units, 20 to 49 units, 50 to 199 units and 200 plus units, which have sold since 1981.

Each building has been listed separately and details include sale information each time the property was transferred, estimated construction costs and land values at the date of construction, as well as estimated gross incomes at the sale date. None of the properties were found to be MURBS or assisted housing.

It is noted that an asterisk at the construction cost indicates values obtained from the local municipal building department. Building costs not highlighted are estimates only and are based upon data available.

Gross incomes have been obtained and estimated from information provided by the Toronto Real Estate Board, the Residential Tenancy Commission and data on file in our office. The incomes may have been adjusted to reflect a figure at the date of sale.

The properties are scheduled separately in alphabetical order according to municipality. A list is also provided, tabling the properties in their categories and according to date.

.../2

A division of A.E. LePage Real Estate Services Ltd. Realtor

Additionally, lists and summaries have been provided of all recorded apartment building sales in each of the six municipalities since 1981. This information was obtained from the Teela Apartment Building Survey.

We hope that the data assembled in this report satisfies your requirements. Should you have any queries, please do not hesitate to contact us.

Yours very truly

APPRAISAL DIVISION

T.D. Harfman
Appraiser

Reviewed by:

R. Norman Height
A.A.C.I., F.R.I.C.S., M.A.I.C.
Manager, Toronto I.C.I. Appraisal

TDH/uk
2096A

6 - 19 UNITS

6 - 19 UNITS

Year	No. of Units	Address	Municipality
1981	9	56 Cliff St.	York
	11	5 Greenbrook Dr.	York
1983	11	17 Anthony Rd.	North York
	6	131 Avon Ave.	York
	12	85 Beech Ave.	Toronto
	10	1 Birchlea Ave.	Etobicoke
	6	1245 Birchmount Rd.	Scarborough
	19	327 Chisolm Ave.	East York
	9	115 Foxridge Dr.	Scarborough
	6	3202 Lakeshore Blvd. W.	Etobicoke
	6	717 Millwood Rd.	East York
	12	1012 O'Connor Dr.	East York
	16	2150 Queen St. E.	Toronto
	18	2265 Queen St. E.	Toronto
	11	8 Rosseau Rd.	North York
	8	438 Wilson Ave.	North York
1984	19	3 Claxton Blvd.	York
	16	19 Denison Rd. E.	York
	17	2386 Islington Ave.	Etobicoke
	7	40 Meadowbrook Rd.	North York
	6	291 Ontario St.	Toronto
	6	2904 St. Clair Ave. E.	East York
	18	172 Sherwood Ave.	Toronto
	10	46 Twenty-Second St.	Etobicoke

Address:	56 Cliff St., York	Construction Date:	1956
No. of Units:	9	Estimated Land Value:	$ 9,000
Site Area:	6,500 square feet	Estimated Building Cost:	$50,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 25/81	681578	G. & K. Mavrigianakis/T. & H. Burych	$ 225,000.00	$ 39,600.00	
May 6/74	604845	B. Pawlowski et al/G. & K. Mavrigianakis	$ 138,000.00		
Dec. 30/64	500514	P. & S. Skoro/M. Pawlowski et al	$ 68,000.00		
July 17/57	418495	J. & M. Vince/P. & S. Skoro	$ 60,000.00		
Aug. 17/56	406631	M. Gray/J. & M. Vince	$ 9,000.00		

* Construction costs as quoted by municipal building department

Address:	5 Greenbrook Dr., York	Construction Date:	1956
No. of Units:	11	Estimated Land Value:	$ 8,250
Site Area:	20,397 square feet	Estimated Building Cost:	$60,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 2/81	686378	B. & A. Brightling/C. Stepancka	$ 251,000.00	$ 46,435.00	
May 1/81	679641	J. Kirschbaum/B. & A. Brightling	$ 210,000.00	$ 45,100.00	
Mar. 15/66	513587	R. & M. Dinning/J. Kirschbaum	$ 97,500.00		
Apr. 30/65	503750	J. Lind & R. Cockfield/R. & M. Dinning	$ 76,000.00		
Jan. 17/57	412057	C. Weeks/J. Lind & R. Cockfield	$ 97,000.00		
Dec. 16/54	384462	Gelleny and Company Ltd./C. Weeks	$ 90,000.00		
July 26/54	379124	Westacres Limited/Gelleny and Company Ltd.	$ 8,250.00		

* Construction costs as quoted by municipal building department

Address:	17 Anthony Rd., North York	Construction Date:	1958
No. of Units:	11	Estimated Land Value:	$ 5,530
Site Area:	12,883 square feet	Estimated Building Cost:	$70,400

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Apr. 29/83	TB 87211	J. & M. Torres/D. Grossi et al	$ 308,000.00	$43,044.00	
May 24/79	760677	N. & S. Dimitry/J. & M. Torres	$ 232,000.00		
Apr. 30/73	637005	K. & S. Williams/N. & S. Dimitry	$ 161,000.00		
Nov. 30/71	606776	F. & M. DaSilva/K. & S. Williams	$ 149,700.00		
Nov. 29/63	422480	S. Hoffman/F. & M. DaSilva	$ 87,500.00		
May 21/59	308660	C. Waxman/S. Hoffman	$ 94,000.00		
Dec. 3/57	270278	R. Ferracuti and Sons, Builders Ltd. and J. Koron/C. Waxman	$ 100,000.00		
Sept. 23/57	265351	R. Ferracuti & J. Koron/R. Ferracuti and Sons, Builders Ltd. and J. Koron	NIL		Not arm's length
July 26/57	261359	M. Wortsman/R. Ferracuti & J. Koron	$ 28,000.00		Additional lands included.

Address:	131 Avon Ave., York	**Construction Date:**	1956
No. of Units:	6	**Estimated Land Value:**	$ 5,500
Site Area:	4,609 square feet	**Estimated Building Cost:**	$21,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 16/83	TB 97966	Max Ma/Romios Estates Ltd.	$ 135,000.00	$ 24,600.00	
Aug. 7/80	672341	M. Fox/Max Ma	$ 105,000.00		Sold under Power of Sale.
Sept. 6/73	595726	F. & A. DeAngelis/J. Boyer & J. Munian	$ 79,000.00		
Jan. 15/70	556018	E. Miodownik/F. & A. DeAngelis	$ 65,000.00		
July 27/60	455903	E. Miodownik/E. Miodownik	NIL		Not arm's length
July 9/56	404981	G. Christie et al/E. Miodownik	$ 5,500.00		

* Construction costs as quoted by municipal building department.

Address:	85 Beech Ave., Toronto	Construction Date:	1918
No. of Units:	12	Estimated Land Value:	$2,000
Site Area:	6,750 square feet	Estimated Building Cost:	No information available

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 29/83	CT 603100	S. Lewkowicz/C. Kutner Management Services Ltd.	$ 239,000.00	$ 46,815.00	Executor's Deed
Oct. 19/71	86228 EX	Z. & P. Pila/J. Lewkowicz	$ 91,500.00		
Sept. 29/70	83954 EX	Old Houses Redevelopments Ltd. et al/ Z. & P. Pila	$ 43,500.00		Not arm's length
Jan. 30/70	82663 EX	P. Nusyma/Old Houses Redevelopments Ltd. et al	$ 89,000.00		
Apr. 25/52	41685 EX	E.M. Paisley/P. Nusyma	$ 55,000.00		
June 30/43	26042 EX	J. Paisley/E. Paisley	$ 9,000.00		Not arm's length
Aug. 14/09	34042 P	E. Banks/I.B. Paisley	$ 2,000.00		

Address:	1 Birchlea Ave., Etobicoke	Construction Date:	Circa 1954
No. of Units:	10	Estimated Land Value:	$ 5,200
Site Area:	3,978 square feet	Estimated Building Cost:	$60,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 29/83	TB 144772	H.R.K. Investments Ltd./L. McKay	$ 224,000.00	$46,740.00	
Jan. 15/82	TB 1789	H. Krunys/H.R.K. Investments Ltd.	$ 232,000.00	$40,170.00	
Dec. 17/80	531858	G. Meyer/H. Krunys	$ 146,600.00		Not arm's length
June 1/79	510153	J. & M. Swerdon/G. Meyer	$ 163,500.00		
Dec. 1/59	LB 18382	D. & A. Washimoto/J. & M. Swerdon	$ 64,000.00		
Aug. 30/55	LB 13993	Marman Holdings Ltd./D. & A. Washimoto	$ 65,000.00		
July 29/55	LB 13897	West-Lake Holdings Ltd./Marman Holdings Ltd.	$ 50,000.00		
Dec. 3/54	LB 12900	Corporation of the Village of Long Branch/West-Lake Holdings Ltd.	$ 12,350.00		Additional lands included.

Address:	1245 Birchmount Rd., Scarborough	Construction Date:	1958
No. of Units:	6	Estimated Land Value:	$ 1,900
Site Area:	9,600 square feet	Estimated Building Cost:	$38,400

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 9/83	TB 70243	F. & Y. Lau/T. & E. Tsoulis	$ 177,000.00	$20,832.00	
Mar. 17/69	404463	A. & M. Shiosaki/F. & Y. Lau	$ 70,000.00		
Dec. 19/66	365827	J. & L. Bailey/A. & M. Shiosaki	$ 58,000.00		
June 15/65	338181	Derryname Developments Ltd./J. & L. Bailey	$ 52,500.00		
May 27/58	220913	J. Coughlan/Derryname Developments Ltd.	$ 10,000.00		Not arm's length Subject land
Dec. 21/54	144986	John Ingley/J. Coughlan	$ 8,500.00		Includes additional lands

Address:	327 Chisolm Ave., East York	Construction Date:	1961
No. of Units:	19	Estimated Land Value:	$ 27,000
Site Area:	12,580 square feet	Estimated Building Cost:	$114,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 15/83	TB 121363	Broneli Investments Ltd./J. & A. Czolowski	$ 408,000.00	$74,272.00	
Feb. 27/73	182623	E. Mason/Broneli Investments Ltd.	$ 119,645.92		Not arm's length
Sept. 15/66	148067	R.T. Shewen/E. Mason	$ 166,000.00		
Sept. 22/65	144116	Jacney Investments Ltd./Donald Shewen	$ 165,000.00		
Nov. 6/61	128448	Trico Developments Ltd./Jacney Investments Ltd.	$ 141,000.00		
Nov. 23/60	124703	Sanbill Investments Ltd./Trico Developments Ltd.	$ 27,000.00		

Address:	115 Foxridge Dr., Scarborough	Construction Date:	1958
No. of Units:	9	Estimated Land Value:	$11,500
Site Area:	8,935 square feet	Estimated Building Cost:	$57,600

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 17/83	C 58250	W. & W. Didych/L. Chiarotto	$ 210,000.00	$34,880.00	
Jan. 31/67	A 209798	A. Reisman/W. & W. Didych	$ 78,000.00		
May 1/59	A 321179	Samola Apartments Ltd./A. Reisman	$ 77,900.00		
Oct. 31/58	A 227757	Silver Rose Construction Ltd./Samola Apartments Ltd.	$ 11,500.00		
May 30/58	A 12314	Floral Park Construction Ltd./Silver Rose Construction Ltd.	$ 11,500.00		

Address:	3202 Lakeshore Blvd. W., Etobicoke	**Construction Date:**	1952
No. of Units:	6	**Estimated Land Value:**	$ 2,300
Site Area:	4,217 square feet	**Estimated Building Cost:**	$36,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 9/83	TB 112100	Steve Basic General Contractors Company Ltd./389071 Ontario Ltd.	$ 177,869.97	$21,951.00	
July 17/81	539544	S. & N. Polos/Steve Basic General Contractors Company Ltd.	$ 146,000.00	$19,553.00	
May 14/74	433362	T. & W. Zeglinski/S. & N. Polos	$ 90,700.00		
May 1/73	415780	J. & C. Scherer/T. & W. Zeglinski	$ 74,000.00		
Oct. 31/66	NT 30687	S. Levine/J. & C. Scherer	$ 55,000.00		
Sept. 30/59	NT 25152	C. & E. Oatt/S. Levine	$ 40,000.00		
Mar. 16/56	NT 21625	C. Putman/C. & E. Oatt	$ 37,500.00		
Apr. 1/53	NT 18987	W. McClintock et al/C. Putman	$ 43,500.00		
Apr. 1/53	NT 18985	F. Armstrong/W. McClintock et al	NIL		Not arm's length
Nov. 5/52	NT 18687	W.J. McClintock et al/F. Armstrong	$ 42,000.00		
Oct. 10/52	NT 18686	Corporation of the Town of New Toronto/ W.J. McClintock et al	$ 2,300.00		Subject land

Address:	717 Millwood Rd. E., East York	Construction Date:	1939
No. of Units:	6	Estimated Land Value:	$ 1,100
Site Area:	5,820 square feet	Estimated Building Cost:	$13,200

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Gross Income	Remarks
June 1/83	TB 94801	W. Reiter et al/M. Karabulut	$ 277,500.00	$36,520.00	
Dec. 1/80	233292	B. Tabbarok/W. Reiter et al	$ 228,000.00		
Dec. 1/78	221700	Zilada Investments Ltd./B Tabbarok	$ 181,300.00		
April 4/75	197116	Pedigree Holdings Inc./Zilada Investments Ltd.	$ 150,000.00		
Nov. 15/72	181399	L. Viggiani & A. Graner/Pedigree Holdings Inc.	$ 82,000.00		
June 28/68	156856	National Trust Company Ltd. et al/ A. Viggiani	NIL		Not arm's length.
Apr. 30/46	16552 Leaside	A. & A. Galt/L. & D. Viggiani	$ 24,500.00		
Nov. 24/39	6951 Leaside	H. Heidman/A. & A. Galt	$ 18,000.00		
Oct. 4/39	6817 Leaside	J. Ried et al/H. Heidman	$ 1,100.00		

Address: 1012 O'Connor Dr., East York

No. of Units: 12

Site Area: 12,969 square feet

Construction Date: 1953

Estimated Land Value: $ 8,500

Estimated Building Cost: $66,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Oct. 14/83	TB 128347	C. Evagelelis/J. & G. Capone	$ 314,000.00	$ 64,000.00	
May 1/80	229745	J. & R. Marziliano/C. Evagelelis	$ 210,000.00		
Mar. 31/69	160599	J. Koel/J. & R. Marzeliano	$ 118,000.00		
May 15/61.	126357	W. Roberts et al/J. Koel	$ 82,500.00		
Sept. 26/56	103852	M. Klarman/W. Roberts et al	$ 84,000.00		
Oct. 21/53	86631	L. Blatt & A. Bleeman/M. Klarman	$ 85,000.00		
July 2/53	84849	R. Atin/L. Blatt & A. Bleeman	$ 23,125.00		Additional lands included

Address: 2150 Queen St. E., Toronto

No. of Units: 16

Site Area: 7,371 square feet

Construction Date: 1929

Estimated Land Value: Information not

Estimated Building Cost: available

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 15/83	CT 636649	469072 Ontario Ltd./572472 Ontario Ltd.	$ 745,000.00	$118,260.00	Fully renovated
Feb. 10/81	CT 457544	Nellie Taylor/469072 Ontario Ltd.	$ 264,000.00		
Mar. 12/54	46907 EX	C. & C. Hutton/N. Taylor	$ 550.00		Part of subject lands
May 31/41	24060 EX	The Huron & Erie Mortgage Corp./ S. & N. Taylor	$ 35,000.00		Additional lands acquired. Power of Sale
June 22/23	23275 EX	A. Howard/H. Johnston	NIL		No consideration given

Address:	2265 Queen St. E., Toronto	**Construction Date:**	1928
No. of Units:	18	**Estimated Land Value:**	$2,000
Site Area:	5,789 square feet	**Estimated Building Cost:**	Information not available

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 16/83	C 90195	R. Mason/I. Smerechynsky	$ 390,000.00	$61,361.00	
May 1/74	A 428930	Hanad Holdings Inc./R. Mason	$ 210,000.00		
Dec. 7/73	A 413921	L. Henderson et al (I/T)/Hanad Holdings	NIL		Not arm's length
Oct. 31/73	A 409622	D. & M. Investments/L. Henderson et al (I/T)	$ 189,000.00		
Nov. 14/69	A 282579	Chris Investments Ltd./J. Young et al	$ 170,000.00		
Sept. 7/67	A 224835	C. MacLean/Chris Investments Ltd.	$ 143,000.00		
July 4/67	A 219608	Japac Construction Ltd./C. MacLean	$ 127,500.00		
Nov. 14/66	A 205578	R. Weinberg/Japac Construction ltd.	$ 110,000.00		
July 26/44	388150	E.J. Howson/R. Weinberg	$ 42,000.00		
Oct. 12/27	243995	Provident Investment Co./H.R.Howson	$ 2,000.00		

Address:	8 Rosseau Rd., North York	Construction Date:	1954
No. of Units:	11	Estimated Land Value:	$10,000
Site Area:	13,535 square feet	Estimated Building Cost:	$66,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 30/83	TB 145173	H. & A. Kucyi/A. Muscat et al	$ 270,000.00	$ 49,152.00	
Feb. 1/80	775087	Willowdale Painting and Decorating Ltd./ H. & A. Kucyi	$ 224,750.00		
May 6/77	719724	A. Gagliano et al/Willowdale Painting and Decorating Ltd.	$ 214,000.00		
May 3/74	660094	S. Del Gallo et al/A. Gagliano et al	$ 220,000.00		
Feb. 1/74	655049	H. & J. Vandenberg/S. Del Gallo et al	$ 159,500.00		
May 31/73	639130	H. Balinsky/H. & J. Vandenberg	$ 145,000.00		
Apr. 19/55	199683	P. & F. Wapnah/H. Balinsky	$ 99,500.00		
May 4/54	172074	J. Del Zotto/P. & F. Wapnah	$ 95,000.00		
Sept. 15/53	156446	Monarch Construction and Realty Ltd./ J. Del Zotto	$ 88,625.00		Additional lands included

Address:	438 Wilson Ave., North York	Construction Date:	1953
No. of Units:	8	Estimated Land Value:	$ 7,100
Site Area:	8,875 square feet	Estimated Building Cost:	$48,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Jan. 4/83	TB 63084	A. Monardo et al/R. Di Manno Investments Ltd.	$ 205,000.00	$ 38,346.00	
Mar. 5/79	756842	C. Woodstock/A. Monardo et al	$ 159,000.00		
May 4/71	593279	D. Schulz/C. Woodstock	$ 103,000.00		
Aug. 3/65	465323	S. Wise and D. Storm/D. Schulz	$ 67,500.00		
Feb. 28/61	354344	S. Sherman et al/S. Wise and D. Storm	$ 61,000.00		
Aug. 6/54	178482	S. Sherman et al/S. Sherman et al	NIL		Not arm's length
May 3/54	171130	D. Gartner/M. & S. Sherman	$ 75,000.00		
Apr. 30/53	148180	Progressive Subdivision Ltd./D. Gartner	$ 14,200.00		Additional lands included.

Address:	3 Claxton Blvd., York	Construction Date:	1937
No. of Units:	19	Estimated Land Value:	$ 1,850
Site Area:	6,882 square feet	Estimated Building Cost:	$40,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 23/84	C 152586	Ontario Consolidated Realty Investments Ltd./590860 Ontario Limited	$ 865,000.00		Not arm's length
Jan. 31/83	C 34188	A. & M. Simon/Ontario Consolidated Realty Investments Ltd.	$ 375,000.00	$61,000.00	
Mar. 2/42	363945	H. Thomas/A.D. Simon et al	$ 57,500.00		
July 23/37	331744	Shell Oil Company of Canada Ltd./H. Thomas	$ 1,850.00		

* Construction costs as quoted by municipal building department

Address:	19 Denison Rd. E., York	Construction Date:	1957
No. of Units:	16	Estimated Land Value:	$ 14,500
Site Area:	18,084 square feet	Estimated Building Cost:	$115,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 29/84	TB 156611	Hutlan Holdings Ltd./M. Philip	$ 405,000.00	$89,000.00	
Feb. 5/82	TB 5116	P. & U. Balsara/Hutland Holdings Ltd.	$ 336,000.00	$74,189.00	
Sept. 9/80	673192	W. Gresko & J. Greening/P. & U. Balsara	$ 280,000.00		
Aug. 31/73	595488	K. Heller/W. Gresko & J. Greening	$ 240,000.00		
June 1/72	578147	Alltogether Investments Ltd./K. Heller	$ 245,000.00		
Jan. 31/72	574474	Leslie G. Arvay Investments Ltd./ Alltogether Investments Ltd.	$ 218,000.00		
July 15/68	540819	Cougar Investments Ltd. et al/ Leslie G. Arvay Investments Ltd.	$ 230,000.00		
Nov. 20/67	533732	Kassner Investment Corporation Ltd./ Cougar Investments Ltd. et al	$ 179,000.00		
July 17/59	17382 Weston	G. Arbus/Kassner Investment Corporation Ltd.	$ 175,000.00		
Aug. 12/58	16923 Weston	Citation Construction Ltd./G. Arbus	$ 165,000.00		
Feb. 20/58	16631 Weston	H. Weber/Citation Construction Ltd.	NIL		Not arm's length
Oct. 30/57	16499 Weston	J. Boyce/H. Weber	$ 15,000.00		Some additional lands included

* Construction costs as quoted by municipal building department

Address:	2386 Islington Ave., Etobicoke	Construction Date:	1958
No. of Units:	17	Estimated Land Value:	$ 10,000
Site Area:	22,404 square feet	Estimated Building Cost:	$113,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Jan. 17/84	TB 148178	W. & T. Slobodian/574913 Ontario Ltd.	$ 386,000.00	$60,738.00	
June 5/73	417500	B. & F. Prezyna and A. & I. Popik/ W. & T. Slobodian	$ 210,000.00		
May 1/67	327770	W. & J. Smyth/B. & F. Prezyna and A. & I. Popik	$ 169,250.00		
Dec. 22/65	309086	S. Kucyj/W. & J. Smyth	$ 144,500.00		
Aug. 30/65	303980	West Humber Apartments Ltd./S. Kucyj	$ 136,000.00		
Jan. 30/59	210767	Dunloe Construction Company Ltd./ West Humber Apartments Ltd.	$ 103,500.00		
Mar. 21/58	196201	A. Campbell/Dunloe Construction Company Ltd.	$ 10,000.00		

* Construction costs as quoted by municipal building department

Address:	40 Meadowbrook Rd., North York	Construction Date:	1958
No. of Units:	7	Estimated Land Value:	$16,400
Site Area:	10,121 square feet	Estimated Building Cost:	$44,800

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 30/84	TB 162984	C. Lombardi et al/B. & M. Capelas	$ 326,000.00	$ 42,060.00	
Dec. 31/76	711822	D. & M. Terrasi/C. Lombardi et al	$ 210,000.00		
Nov. 1/67	523543	J. Goodman/D. & M. Terrasi	$ 103,000.00		
Dec. 16/63	423517	F. Kirzner & R. Yurovitz/J. Goodman	$ 72,000.00		
Sept. 4/58	289030	Jetropolitan Builders Ltd./F. Kirzner & R. Yurovitz	$ 71,750.00		
June 9/58	281878	Westover Investments Ltd./Jetropolitan Builders Ltd.	$ 33,000.00		Additional lands included

Address:	291 Ontario St., Toronto	Construction Date:	1918
No. of Units:	6	Estimated Land Value:	$29,000
Site Area:	4,082 square feet	Estimated Building Cost:	Information not available

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
April 4/84	CT 654845	K. Chun & E. Cheung/Ann Grieve et al	$ 300,000.00		
May 29/81	CT 478105	Court Town Investments Ltd./K. Chun & E. Cheung	$ 360,000.00	$ 38,640.00	Fully renovated 1980-1981. Sale appears unrealistically high. Purchasers believed to be overseas investors.
Nov. 9/79	CT 387794	Frederick Warrilow/Court Town Investments Ltd.	NIL		Not arm's length
June 1/78	CT 297678	S. & P. Yim/Frederick Warrilow	$ 153,000.00		
July 25/75	CT 132094	H. Silverman et al/S. & P. Yim	$ 130,200.00		
July 31/61	118965 EP	A. Wasserman (50% Int.)/R. Silverman	$ 18,000.00		
Feb. 8/54	87576 EP	I. Wasserman (50% Int.)/A. Wasserman (50% Int.)	$ 14,000.00		Not arm's length
June 3/52	79502 EP	T. & M. Currey/I. Wasserman & R. Silverman	$ 29,000.00		

Address:	2904 St. Clair Ave. E., East York	Construction Date:	1952
No. of Units:	6	Estimated Land Value:	$ 3,900
Site Area:	6,487 square feet	Estimated Building Cost:	$33,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 15/84	TB 154009	Hira Investments Inc./S. & B. Sahota	$172,500.00	$25,394.00	
Sept. 30/81	238123	L. Hirabayashi/Hira Investments Inc.	$ 2.00		Not arm's length
June 1/81	236071	P. & S. Kang/L. Hirabayashi	$175,500.00	$21,320.00	
Mar. 23/79	223265	P. Kang & I. Bisla/P. & S. Kang	$ 63,000.00		Not arm's length
Sept. 1/77	212995	J. & M. Sutulovic/P. Kang & I. Bisla	$125,400.00		
May 29/70	166276	K. Kittask/J. & M. Sutulovic	$ 72,500.00		
Nov. 12/69	164084	W.J. Hyland/K. Kittask	$ 61,500.00		
Nov. 9/56	104592	S. Cohen/W.J. Hyland	$ 48,000.00		
Apr. 26/56	101154	V. Ceci/S. Cohen	NIL		
Sept. 26/51	74953	His Majesty the King (c/o C.M.H.C.)/ V. Ceci	$ 6,500.00		Additional lands included

Address:	172 Sherwood Ave., Toronto	Construction Date:	1960 ±
No. of Units:	18	Estimated Land Value:	$ 41,500
Site Area:	14,700 square feet	Estimated Building Cost:	$135,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Apr. 30/84	CT 658816	448837 Ontario Ltd./556670 Ontario Ltd.	$ 725,000.00	$ 85,000.00	
June 4/82	CT 535593	Speidel Company Ltd./448837 Ontario Ltd.	$ 700,000.00	$ 68,650.00	
Dec. 21/78	CT 334683	E.G. Born & Son Ltd./Speidel Company Ltd.	$ 352,822.90		Not arm's length
Mar. 30/61	88623 EO	Mount Sherwood Towers Ltd./E.G. Born & Son Ltd.	$ 203,982.54		
Feb. 5/60	86336 EO	W. Roberts et al/Mount Sherwood Towers Ltd.	NIL		Not arm's length
Apr. 3/59	84495 EO	A. Ginow/W. Roberts et al	$ 41,500.00		

Address:	46 Twenty-Second St., Etobicoke	Construction Date:	1958
No. of Units:	10	Estimated Land Value:	$13,500
Site Area:	5,790 square feet	Estimated Building Cost:	$60,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Apr. 2/84	TB 163253	D. Allessandria et al/M. Bordon	$ 267,000.00	$42,400.00	
Apr. 7/81	535238	D. & M. Maric/D. Allessandria et al	$ 175,000.00	$36,640.00	
Apr. 29/76	461359	R. & C. Deland/D. & M. Maric	$ 142,000.00		
Jan. 17/66	NT 30077	E. & H. Clayton/R. & C. Deland	$ 75,000.00		
Aug. 11/58	NT 24116	M. & N. Lupynec/E. & H. Clayton	NIL		Not arm's length
Aug. 1/58	NT 24098	Westhampton Construction Company Ltd./ M. & N. Lupynec	$ 62,000.00		
Jan. 21/58	NT 23505	S. Healy/Westhampton Construction Company Ltd.	$ 13,500.00		Subject lands

20 - 49 UNITS

20 - 49 UNITS

Year	No. of Units	Address	Municipality
1981	48	22 Allanhurst Dr.	Etobicoke
	48	812-814 Broadview Ave.	Toronto
	44	1040 Castlefield Ave.	York
	33	7 Crown Hill Place	Etobicoke
	21	5-7 Wingreen Ct.	North York
1982	20	1840 Bathurst St.	York
	28	45 Glen Rd.	Toronto
	30	815 Kennedy Rd.	Scarborough
1983	37	990 Avenue Rd.	Toronto
	23	179 Berry Rd.	Etobicoke
	24	117 Cosburn Ave.	East York
	29	125 Cosburn Ave.	East York
	42	540 Dawes Rd.	East York
	28	7 Greentree Ct.	York
	28	9 Greentree Ct.	York
	25	1605 Jane St.	North York
	45	410 Keele St.	Toronto
	30	2647 Keele St.	North York
	33	110 Keewatin	Toronto
	29	879 Kennedy Rd.	Scarborough
	22	10 Kinsdale Blvd.	Etobicoke
	22	815 Midland Ave.	Scarborough
	23	676 Mt. Pleasant Rd.	Toronto
	21	3 Nashville Ave.	York
	35	148 Soudan Ave.	Toronto
1984	22	2914 St. Clair Ave. E.	East York

Address:	22 Allanhurst Dr., Etobicoke	Construction Date:	1962
No. of Units:	48	Estimated Land Value:	$ 41,400
Site Area:	57,029 square feet	Estimated Building Cost:	$368,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 15/81	A 947694	Baltyk Apartments Ltd./J. Fedyk et al	NIL		Co-op conversion
Sept. 15/81	A 947587	Fryn Investments Ltd./Baltyk Apartments Ltd.	$1,715,000.00	$176,308.00	
Sept. 10/64	B 137331	Stonegate Enterprises Ltd./Fryn Investments Ltd.	$ 459,500.00		
July 30/62	B 90381	Edenbridge Developments Ltd. et al/ Stonegate Enterprises Ltd.	$ 93,000.00		

* Construction costs as quoted by municipal building department

Address:	812-814 Broadview Ave., Toronto	**Construction Date:**	1927
No. of Units:	48	**Estimated Land Value:**	$10,000
Site Area:	10,890 square feet	**Estimated Building Cost:**	No information available

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 1/81	CT 471457	Dina Wolfe (I/T)/Tri-Arms Investments Ltd. (75%) et al	$ 765,000.00	$127,185.00	
Mar. 5/81	CT 461180	M. Kronby (I/T)/D. Wolfe (I/T)	$ 2.00		Not arm's length
Jan. 9/80	CT 396041	K. Dahl/M. Kronby (I/T)	$ 610,000.00		
Aug. 15/73	CT 14561	Cornet Realty Investments Ltd./K. Dahl	$ 410,000.00		
June 13/60	60916 EV	M. Selkow et al/Cornet Realty Investments Ltd.	$ 141,662.60		Not arm's length
May 29/51	41504 EV	M. Selkow et al/M. Selkow et al	$ 120,000.00		Not arm's length. Additional lands included in sale.
May 15/51	41416 EV	Staveley Apartments Ltd./M. Selkow et al	$ 200,000.00		
June 29/39	25155 EV	The London Trust Co. Ltd. et al/Staveley Apartments Ltd.	$ 52,100.00		Sold under Power of Sale. Additional lands included.
Nov. 23/27	13032 EV	A. & H. Talbot/H. & J. Lucas	$ 10,000.00		Subject lands only.

Address:	1040 Castlefield Ave., York	Construction Date:	1958
No. of Units:	44	Estimated Land Value:	$ 47,500
Site Area:	37,664 square feet	Estimated Building Cost:	$279,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 6/81	677270	Julsta Investments Ltd./W. Hum et al	$ 764,000.00	$164,000.00	349503 Ontario Ltd. amalgamated with Julsta Investments.
Dec. 16/76	633477	Cougar Investments Ltd. et al/349503 Ontario Ltd.	$ 568,000.00		Sold under Power of Sale.
May 17/74	605322	Angelo Kontogeorgis & Associates Ltd./ Colmar Holdings (York) Ltd.	$ 658,000.00		
Mar. 18/74	602764	A. Kontogeorgis/Angelo Kontogeorgis & Associates Ltd.	NIL		Not arm's length
Feb. 1/74	601317	270835 Ontario Ltd./A. Kontogeorgis	$ 614,000.00		
Feb. 1/74	601316	D. Minakakis (I/T)/270835 Ontario Ltd.	NIL		Not arm's length
Oct. 1/73	596747	Cheng's Company Ltd./D. Minakakis (I/T)	$ 673,000.00		
Apr. 17/73	589287	Cougar Investments Ltd. et al/Cheng's Company Ltd.	$ 525,000.00		
July 24/68	541066	Guaranty Trust Company of Canada/Cougar Investments Ltd. et al	$ 430,000.00		

Address:	1040 Castlefield Ave., York	Construction Date:	1958
No. of Units:	44	Estimated Land Value:	$ 47,500
Site Area:	37,664 square feet	Estimated Building Cost:	$279,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 5/59	441944	Torealin Limited/Guaranty Trust Company of Canada	$ 260,000.00		
May 4/59	441899	Deacon Investments Ltd./Torealin Limited	$ 340,000.00		
Nov. 18/58	436548	Morasutti & Bratty Limited/Deacon Investments Limited	$ 47,500.00		

* Construction costs as quoted by municipal building department

Address:	7 Crown Hill Pl., Etobicoke	Construction Date:	1954
No. of Units:	33	Estimated Land Value:	$ 25,625
Site Area:	34,740 square feet	Estimated Building Cost:	$232,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Nov. 30/81	544058	N. & A. Romanko/Valley Crest Investments Inc.	$ 625,000.00	$123,493.00	
July 26/74	437152	A. Romanko et al/N. & A. Romanko	$ 65,000.00		Not arm's length
Nov. 30/65	308118	M. Wilson/A. Romanko et al	$ 260,000.00		
Mar. 14/61	243041	W. Willis/M. Wilson	$ 267,000.00		
June 17/59	216616	F.T. Lennox/W. Willis	$ 246,000.00		
Dec. 29/58	209500	Shelborne Development Corporation Ltd./ F.T. Lennox	$ 264,000.00		Not arm's length
July 30/58	202180	Valleypark Apartments Ltd./Shelborne Development Corporation Ltd.	$ 264,000.00		
June 28/57	185455	A. Johnson/Valleypark Apartments Ltd.	$ 260,000.00		
Sept. 13/56	174115	J. Naiberg & P. Greenglass/A. Johnson	$ 261,915.00		
Jan. 25/56	163879	Adanac Realty Ltd./J. Naiberg & P. Greenglass	$ 1,600.00		Part of lands
Oct. 4/54	143135	Adanac Realty Ltd./J. Naiberg & P. Greenglass	$ 24,025.00		

* Construction costs as quoted by municipal building department

Address:	5-7 Wingreen Ct., North York	Construction Date:	1956
No. of Units:	21	Estimated Land Value:	$ 19,400
Site Area:	31,130 square feet	Estimated Building Cost:	$126,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 11/81	802131	Jenellin Developments Ltd./Jenellin Developments Ltd. et al	NIL	$99,804.00	Not arm's length
June 15/81	798754	F. & A. Hermack/Jenellin Developments Ltd.	$ 580,000.00		
Aug. 18/71	724611	L. Kovacs et al/F. & A. Hermack	$ 197,500.00		
Sept. 11/73	646951	N. Kosachov & I. Moskul/L. Kovacs et al	$ 283,500.00		
Sept. 11/73	646950	N. Kosachov et al/N. Kosachov et al	$ 43,100.00		Not arm's length
Jan. 18/66	477569	Harryetta Holdings Ltd./N. Kosachov et al	$ 174,000.00		
June 10/63	408777	Har-Ru Holdings Ltd. et al/Harryetta Holdings Ltd.	$ 383,000.00		Not arm's length
Oct. 14/60	346221	New Age Development & Construction Ltd./ Har-Ru Holdings Ltd. et al	NIL		Not arm's length
Aug. 25/55	207383	Greenwin Construction Company Ltd./New Age Development Construction Ltd.	$ 104,500.00		Additional lands included.

Address:	1840 Bathurst St., York	Construction Date:	1947
No. of Units:	20	Estimated Land Value:	$ 9,000
Site Area:	11,000 square feet	Estimated Building Cost:	$85,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 23/82	A 992303	L. Fielder et al/1840 Bathurst Investments Ltd.	$ 554,000.00	$70,200.00	
June 18/82	A 991867	Estate of N. Fielder/L. Fielder et al	NIL		Not arm's length (Only 1/3 interest)
Aug. 6/76	A 568618	H. & M. Kremintzer/N. Fielder	$ 100,000.00		(Only 1/3 interest)
Oct. 17/67	B 209634	G. Freund et al/H. & M. Kremintzer	$ 108,000.00		(Only 1/3 interest)
Sept. 2/66	B 186633	G. Freund/G. Williams	$ 23,750.00		(Partial interest only) Not arm's length
Aug. 5/66	B 184833	G. & M. Diveky/G. Freund & I. Kosinec	$ 95,000.00		Only 50% interest
May 29/59	B 31514	Elderwood Realties Ltd./G. & M. Diveky and A. & J. Marton	$ 180,000.00		
May 19/52	516751	C. Burnett et al/Elderwood Realties Ltd.	$ 195,000.00		
Oct. 31/50	487380	M. Skopitz/C. Burnett et al	$ 210,000.00		
Jan. 4/47	420884	G. Clarkson and E. Weldon/M. Skopitz	$ 9,000.00		

* Construction costs as quoted by municipal building department

Address:	45 Glen Rd., Toronto	**Construction Date:**	1955
No. of Units:	28	**Estimated Land Value:**	$ 26,500
Site Area:	22,500 square feet	**Estimated Building Cost:**	$168,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Oct. 4/82	CT 553333	Interconinvest (Ontario) Inc./102751 Canada Inc.	$1,200,000.00	$231,552.00	
Jan. 17/81	CT 451980	Musel Investments Ltd./Interconinvest (Ontario) Inc.	$1,052,500.00	$144,370.00	
July 15/68	78551 EM	Montreal Trust Company/Musel Investments Ltd.	$ 380,000.00		
Feb. 29/56	50144 EM	Southgate Apartments Ltd./Montreal Trust Company	$ 435,000.00		
Sept. 28/54	46550 EM	Max Sharp/Southgate Apartments Ltd.	$ 37,000.00		Not arm's length
June 26/53	43407 EM	Rosedale Manor Apartments Ltd./Max Sharp	$ 26,000.00		Not arm's length
Nov. 26/52	42039 EM	S. Stern/Rosedale Manor Apartments Ltd.	$ 16,525.00		Not arm's length
Nov. 4/52	41900 EM	A.T. Janta-Polczynski/S. Stern	$ 26,500.00		

Address:	815 Kennedy Rd., Scarborough	Construction Date:	1961
No. of Units:	30	Estimated Land Value:	$ 29,300
Site Area:	24,055 square feet	Estimated Building Cost:	$217,500

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 6/82	C 00178	M. Connor/523762 Ontario Ltd.	$ 670,000.00	$121,377.00	
Aug. 2/66	B 184626	S. & T. Tsumura/M. Allemand	$ 311,500.00		
Oct. 2/63	A 122546	M. & M. Wial/Shelbourne Developments Corporation Ltd.	$ 256,675.00		
Apr. 22/63	A 111306	R. & I. Bertrand/M. & M. Wial	$ 288,300.00		
Dec. 29/61	A 85979	S. Hauer/R. & I. Bertrand	$ 285,500.00		
Oct. 12/60	267589	Asquith Construction Ltd./S. Hauer	$ 30,000.00		Slightly larger parcel of land.

Address:	990 Avenue Rd., Toronto	Construction Date:	1955
No. of Units:	37	Estimated Land Value:	$ 10,400 (Acquisition 1940's)
Site Area:	20,638 square feet	Estimated Building Cost:	$222,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 31/83	CT 612564	Titchburn Investments Ltd. (amalgamated with previous purchaser)/559177 Ontario Ltd.	$ 900,000.00	$152,300.00	
April 19/55	76418 EN	H. Casse & S. Cass/Eglinton Avenue Rd. Developments Ltd.	$ 11,054.70		Not arm's length
April 19/55	76419 EN	L. Cass/Eglinton Avenue Rd. Developments Ltd.	$ 200.00		Subject land
Feb. 27/50	62669 EN	H. Casse/L. Cass	$ 1,350.00		"
Jan. 14/46	52612 EN	H. Baker/H. Casse	$ 2,000.00		"
Nov. 21/44	49951 EN	M. & C. Miller/H. Casse	$ 7,700.00		"
June 28/43	46824	F. Angotti/H. Casse	$ 1,300.00		" (Additional lands included)

Address:	179 Berry Rd., Etobicoke	Construction Date:	1953
No. of Units:	23	Estimated Land Value:	$ 20,000
Site Area:	23,000 square feet	Estimated Building Cost:	$162,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 16/83	TB 142983	JMTB Investments Ltd./M. & J. Szafraniuk	$ 506,000.00	$104,318.00	
June 30/78	496213	Chi-ca Investments Inc./JMTB Investments Ltd.	$ 402,000.00		
Nov. 20/73	426309	Humbervale Apartments Ltd./Chi-ca Investments Ltd.	$ 300,000.00		
Mar. 10/54	134299	R. Fidani et al/Humbervale Apartments Ltd.	$ 211,600.00		
Apr. 16/53	123627	Adlys Construction Co./Carlo Fidani and Sons	$ 20,000.00		

* Construction costs as quoted by municipal building department

Address:	117 Cosburn Ave., East York	**Construction Date:**	1956
No. of Units:	24	**Estimated Land Value:**	$ 30,900
Site Area:	15,150 square feet	**Estimated Building Cost:**	$132,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 31/81	A 937939	Gostern Holdings Limited/486178 Ontario Limited	$ 525,000.00	$77,672.00	
Jan. 13/77	A 596588	Vicross Apartments Ltd./Gostern Holdings Ltd.	$ 300,000.00		
July 9/56	620340	N. Bowles/Vicross Apartments Ltd.	$ 300.00		Part of subject lands
Mar. 8/56	609217	T. Ball/Vicross Apartments Ltd.	$ 600.00		"
Oct. 7/55	596074	F. Harrison/Vicross Apartments Ltd.	$ 19,000.00		"
Oct. 3/55	595508	M. &. R. Ishmael/Vicross Apartments Ltd.	$ 11,000.00		"

Address:	125 Cosburn Ave., East York	Construction Date:	1957
No. of Units:	29	Estimated Land Value:	$ 38,500
Site Area:	13,950 square feet	Estimated Building Cost:	$174,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 30/83	C 69659	S. & I. Keller/R. Hoffman	$ 655,000.00	$114,429.00	
May 5/81	A 918195	S. & I. Keller/S. & I. Keller	NIL		Not arm's length
Jan. 7/81	A 898098	F. Hapke/S. & I. Keller	$ 450,000.00	$ 90,684.00	
Jan. 3/73	A 378335	J. & H. Balaban/F. Hapke	$ 348,000.00		
Apr. 18/69	A 264866	W. Tolpa & S. Kichuk/J. & H. Balaban	$ 332,000.00		
Jan. 28/69	A 259527	L. & A. Lusky/W. Tolpa & S. Kichuk	$ 310,000.00		
Oct. 29/64	A 150755	L.F.D. Investments Ltd./L. & A. Lusky	$ 202,000.00		
Oct. 16/58	A 21463	F. Taichman et al/L.F.D. Investments Ltd.	NIL		Not arm's length
May 30/58	A 12293	T. & W. Investments Ltd./F. Taichman et al	$ 232,000.00		
Nov. 26/57	666074	Rains Developments Ltd./T. & W. Investments Ltd.	NIL		Not arm's length
Oct. 1/57	660179	R. & D. Loucks/Rains Developments Ltd.	$ 14,000.00		Part of subject lands
Sept. 30/57	660126	L. & R. Kent/Rains Developments Ltd.	$ 12,500.00		"
Aug. 26/57	656679	K. & I. Verrall/Rains Developments Ltd.	$ 12,000.00		"

Address:	540 Dawes Rd., East York	Construction Date:	1958 ±
No. of Units:	42	Estimated Land Value:	$ 33,000
Site Area:	25,115 square feet	Estimated Building Cost:	$231,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 1/83	TB 118443	G. & M. Reiner and J. & S. Sorger/ 405351 Ontario Ltd. & Fakefur Ltd.	$ 850,000.00	$205,776.00	
May 3/74	191486	H. Teolis/G. & M. Reiner and M. & V. Ezurtin et al	$ 645,000.00		
June 1/73	184377	L.J. Walton/H. Teolis	$ 60,000.00		Only 50% interest, not arm's length.
Feb. 28/72	175860	L.J. Walton/H. Teolis	$ 231,365.16		Only 50% interest, not arm's length.
Dec. 30/70	169088	W. & M. Boyko/L.J. Walton	$ 515,000.00		
Dec. 29/66	149328	S. Grotell et al/W. & M. Boyko	$ 417,000.00		
Oct. 1/58	114236	S. Stein Construction Company/S. Grotell et al	$ 362,200.00		
Feb. 21/58	110840	Aztec Investments Ltd./S. Stein and M. Greenburg	$ 33,000.00		
Feb. 21/58	110838	D.J. Snelgrove/Aztec Investments Ltd.	$ 24,000.00		Subject lands

Address:	7 Greentree Ct., York	Construction Date:	1956
No. of Units:	28	Estimated Land Value:	$ 12,500
Site Area:	17,185 square feet	Estimated Building Cost:	$140,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 1/83	TB 139461	C. O'Reilly/P. & A. Sestito	$ 450,000.00	$96,998.00	
Feb. 28/63	481172	B. Sanders/C. O'Reilly	$ 162,000.00		
Dec. 19/61	469837	Serafin Investments Ltd./B. Sanders	$ 169,200.00		
July 31/58	432309	J. Knox/Serafin Investments Ltd.	$ 215,000.00		
Oct. 29/56	409165	Clearview Investments Ltd./J. Knox	$ 210,000.00		
Mar. 23/56	400618	Gelleny & Company Ltd./Clearview Investments Ltd.	$ 20,000.00		Subject lands Additional lands included
Apr. 16/56	401327	Jomack Land Company Ltd./Clearview Investments Ltd.	$ 5,000.00		Subject lands

* Construction costs as quoted by municipal building department

Address:	9 Greentree Ct., York	Construction Date:	1956
No. of Units:	28	Estimated Land Value:	$ 9,300
Site Area:	17,404 square feet	Estimated Building Cost:	$140,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Nov. 1/83	TB 132287	9 Greentree Court Investments Ltd./ Masgar Investments Ltd.	$ 521,500.00	$109,180.00	
Apr. 6/81	678805	M.K. Realty Investments Ltd./9 Greentree Court Investments Ltd.	$ 410,000.00	$ 76,116.00	
Aug. 1/78	651951	M. Davidson/M.K. Realty Investments Ltd.	$ 336,000.00		
Feb. 17/61	461243	E. Davison/M. Davidson	NIL		Not arm's length
Nov. 3/59	448132	J. McArthur/E. Davidson et al	$ 179,500.00		
Aug. 30/57	419996	Clearview Investments Ltd./J. McArthur	$ 200,000.00		
Apr. 16/56	401327	Jomack Land Company Ltd./Clearview Investments Ltd.	$ 5,000.00		Subject lands
Mar. 23/56	400619	Gelleny and Company Ltd./Clearview Investments Ltd.	$ 22,000.00		Subject lands Additional lands included

* Construction costs as quoted by municipal building department

Address:	1605 Jane St., North York	Construction Date:	1958
No. of Units:	25	Estimated Land Value:	$ 38,410
Site Area:	29,670 square feet	Estimated Building Cost:	$160,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 21/83	TB 107249	L. Harowitz (I/T)/L. Di Benedetto et al	$ 512,000.00	$98,644.00	
June 8/83	TB 960082	Jenkins and Kennett (Toronto) Ltd./L. Harowitz (I/T)	NIL		Not arm's length
June 1/81	798003	Ready Motors Import Ltd./Jenkins and Kennett (Toronto) Ltd.	$ 525,000.00	$90,350.00	
Jan. 15/68	528099	H. Dick et al/Ready Motors Import Ltd.	$ 254,000.00		
Nov. 23/59	324649	Heder Construction Ltd./H. Dick et al	$ 215,000.00		
Oct. 21/58	293106	D. Brown/Heder Construction Ltd.	$ 75,000.00		Not arm's length
Aug. 5/58	286362	Max Sharp and Son Construction Ltd./ D. Brown	$ 75,000.00		Subject lands Additional lands included.

Address: 410 Keele St., Toronto

No. of Units: 45

Site Area: 6,179 square feet

Construction Date: 1976

Estimated Land Value: $ 78,000

Estimated Building Cost: $382,500

All bachelor apartments

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 25/83	CT 608373	Municipal Savings and Loan Corp./Karluna Apartments Ltd.	$ 448,500.00	$133,900.00	Sold under Power of Sale Furnished Suites
Sept. 23/81	CT 499864	Municipal Savings and Loan Corp./ 435441 Ontario Limited	$ 590,000.00	$100,000.00	Sold under Power of Sale Furnished Suites
July 21/77	CT 244409	H. Robinson/361550 Ontario Limited	$ 480,000.00		
Sept. 30/76	CT 197863	L. Palmer et al/Modern Holdings Ltd.	$ 78,000.00		Probably reflects a discount for demolition of existing building

Address:	2647 Keele St., North York	Construction Date:	1956
No. of Units:	30	Estimated Land Value:	$ 7,000
Site Area:	32,282 square feet	Estimated Building Cost:	$180,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 23/83	TB 99724	Mirasa Enterprises Inc./A. Kohn & G. Eichler	$ 695,000.00	$141,000.00	
Oct. 10/80	786549	Sherilynn Holdings Ltd./Mirasa Enterprises Inc.	$ 420,000.00	$125,489.00	
Apr. 20/56	226466	Humewood Holdings Ltd./Sherilynn Holdings Ltd.	$ 218,000.00		
July 27/55	205093	G. Solomon/Humewood Holdings Ltd.	$ 20,000.00		Does not appear to be arm's length
Aug. 4/54	178361	B. Cooper/G. Solomon	$ 7,000.00		

Address:	110 Keewatin Ave., Toronto	Construction Date:	1956
No. of Units:	33	Estimated Land Value:	$ 29,000
Site Area:	14,925 square feet	Estimated Building Cost:	$198,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 31/83	C 48351	B. & H. Landa/M. Sim	$ 930,000.00	$150,274.00	
June 2/81	A 924016	Sandemco Holdings Ltd./B. & H. Landa	$ 865,000.00	$114,522.00	
Sept. 15/80	A 876783	Geo Hurlburt Construction Ltd./Sandemco Holdings Ltd.	$ 950,000.00		Additional lands included.
Feb. 15/55	578709	M. & H. Bremner/G. Hurlburt	$ 20,000.00		Some additional lands included. Subject land
Sept. 27/54	569616	G. Suckling/G. Hurlburt	$ 17,000.00		Subject land

Address:	879 Kennedy Rd., Scarborough	Construction Date:	1960
No. of Units:	29	Estimated Land Value:	$ 25,000
Site Area:	29,416 square feet	Estimated Building Cost:	$200,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 24/83	TB 73123	G. Rosenbaum et al/R. Vogelsanger	$ 694,600.00	$157,584.00	
Dec. 30/80	610480	J. & K. Krasnozony/G. Rosenbaum et al	$ 535,000.00		
Sept. 9/77	555931	B. Frantziz/J. & K. Krasnozony	$ 492,000.00		
May 4/74	493757	B. Jodzio & J. Grabowski/B. Frantziz	$ 485,000.00		
June 4/73	477216	J. & E. Szalay/B. Jodzio & J. Grabowski	$ 417,000.00		
Feb. 15/72	450779	E. & K. Nagel/J. & E. Szalay	$ 389,500.00		
Sept. 30/70	427205	J. & A. Tenagua/E. & K. Nagel	$ 371,000.00		
Sept. 30/64	327386	Irvington Holdings Ltd./J. & A. Tenagua	$ 225,000.00		
Apr. 18/58	218439	E. Hollands/Irvington Holdings Ltd.	$ 33,350.00		Additional lands included

Address:	10 Kinsdale Blvd., Etobicoke	Construction Date:	1953
No. of Units:	22	Estimated Land Value:	$ 13,760
Site Area:	22,080 square feet	Estimated Building Cost:	$155,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 30/83	TB 125213	S. Brodaric/P. & K. Poonai	$ 533,000.00	$105,979.00	
Oct. 16/79	516450	Almoner Investments Ltd./S. Brodaric	$ 419,000.00		
Apr. 20/79	508412	E. & C. Kremblewski/Almoner Investments Ltd.	$ 365,000.00		
Apr. 29/77	476213	Glinos Properties Ltd./E. & C. Kremblewski	$ 340,000.00		
Dec. 9/75	456492	J. & F. Petkovsek/Glinos Properties Ltd.	$ 326,275.00		
Nov. 23/73	426483	M. Rokosz/J. & F. Petkovsek	$ 305,000.00		
May 16/73	416497	B-4 Investments Ltd./M. Rokosz	$ 269,000.00		
Mar. 1/72	395997	P. & H. Kertes and V. Prinzen/B-4 Investments Ltd.	$ 230,000.00		
June 24/70	371510	A. Little et al/P. & H. Kertes & V. Prinzen	$ 209,580.00		Executor's Deed
Mar. 21/58	195968	Beruth Investments Ltd./V.H. Little	$ 201,300.00		
July 20/53	126512	Hodgson Development Company Ltd. (I/T)/ Beruth Investments Ltd.	NIL		Held in Trust
July 14/53	123320	A. Garret & G. Reid/Hodgson Development Company Ltd.	$ 13,760.00		

* Construction costs as quoted by municipal building department

Address:	815 Midland Ave., Scarborough	Construction Date:	1958
No. of Units:	22	Estimated Land Value:	$ 21,500
Site Area:	19,350 square feet	Estimated Building Cost:	$140,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 22/83	TB 99471	L. & E. Saborowski/Midland Lush Investments Ltd.	NIL		Not arm's length
Feb. 11/83	TB 70751	Y.C. Lee Investments Co. Ltd./L. & E. Saborowski	$ 528,000.00	$ 88,000.00	
Oct. 22/79	593853	J. Dobrijevic/Y.C. Lee Investments Co. Ltd.	$ 375,000.00	$ 72,800.00	
Nov. 30/72	467531	E. & G. Dause/B. & J. Dobrijewic	$ 258,800.00		
Apr. 4/67	369653	Intrav Investments Ltd./E.G. Dause	$ 203,000.00		
Mar. 31/66	352693	J. & Z. Kamienski/Intrav Investments Ltd.	$ 155,000.00		Not arm's length
Aug. 7/63	309443	L. Dzialoszynski & C. Neuberger/J. & Z. Kamienski	$ 168,000.00		
Mar. 24/59	239677	Lujan Investments Ltd./L. Dzialoszynski & C. Neuberger	$ 10,000.00		Not arm's length
Mar. 15/56	173002	L. Pileggi/Lujan Investments Ltd.	$ 8,000.00		Part of subject lands
Feb. 28/56	172055	I. Garisto/Lujan Investments Ltd.	$ 13,500.00		Remainder of lands

Address:	676 Mount Pleasant Rd., Toronto	Construction Date:	1955
No. of Units:	23	Estimated Land Value:	$ 22,000
Site Area:	6,534 square feet	Estimated Building Cost:	$138,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 29/83	CT 638680	477368 Ontario Ltd./P.N.S. Realty Ltd.	$ 559,000.00	$102,743.00	
May 1/81	CT 471826	Z. & E. Hersak/477368 Ontario Ltd.	$ 425,000.00		
Aug. 15/79	CT 372522	364500 Ontario Ltd./Z. & E. Hersak	$ 370,000.00		
Sept. 7/77	CT 252893	Al Khan Investments Ltd./364500 Ontario Ltd.	$ 305,000.00		
Jan. 26/72	116895 EN	P. Mohan & Al Khan Investments Ltd./ Al Khan Investments Ltd.	$ 113,750.00		Not arm's length
May 27/71	114797 EN	P. Mohan et al/P. Mohan & Al Khan Investments Ltd.	$ 2.00		Not arm's length
Oct. 2/70	113284 EN	C. & A. Patterson/P. Mohan et al	$ 227,500.00		
Sept. 29/54	74977 EN	R. Fidani et al/C. & A. Patterson	$ 167,740.52		
June 15/54	74169 EN	Corporation of the City of Toronto/R. Fidani et al	$ 22,000.00		

Address:	3 Nashville Ave., York	Construction Date:	1956
No. of Units:	21	Estimated Land Value:	$ 20,000
Site Area:	8,790 square feet	Estimated Building Cost:	$105,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Nov. 1/83	TB 132356	G. Rauh/Unical Investments Ltd.	$ 420,000.00	$68,745.00	
Feb. 2/81	677162	H. Rauh/G. Rauh	NIL		Not arm's length
June 10/80	670819	Canada Mortgage and Housing Corporation/ H. Rauh	$ 255,000.00	$54,489.00	
Oct. 10/78	654250	Wood Tree Co-operative Inc./Canada Mortgage and Housing Corporation	NIL		No land transfer tax paid
Aug. 6/75	619151	D. Papalone/Ward Three Community Developments	$ 295,000.00		Not arm's length
June 3/74	606065	M. Grabowski and L. Hull/D. Papalone	$ 288,000.00		
Apr. 3/73	588786	R. Csercsits/M. Grabowski and L. Hull	$ 240,000.00		
Jan. 15/69	546037	I. Krywyniuk/J. & R. Csercsits	$ 240,000.00		
Aug. 8/66	518629	Lonro Investments Ltd./I. Krywyniuk	$ 163,000.00		
Apr. 30/58	428311	Silver Rose Construction Limited/Lonro Investments Ltd.	$ 150,000.00		
Dec. 15/55	397722	David Sud/Silver Rose Construction Ltd.	$ 20,000.00		

Address:	148 Soudan Ave., Toronto	Construction Date:	1957
No. of Units:	35	Estimated Land Value:	$ 52,000
Site Area:	13,000 square feet	Estimated Building Cost:	$219,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 2/83	CT 591006	A. Scace/H. Eng	$ 780,000.00	$122,804.00	Executor's Deed
Dec. 29/60	90184 EN	Bajin Investments Ltd./Henry Kinnear	$ 350,000.00		
Sept. 9/60	89550 EN	Soudan Investments Ltd./Bajin Investments Ltd.	$ 310,000.00		
July 12/56	80031 EN	R. Zucchiatti/Soudan Investments Ltd.	NIL		Not arm's length
April 5/56	79120 EN	Torno Construction Company Ltd./ R. Zucchiatti	$ 52,000.00		
Sept. 28/54	74961 EN	E. Braithwaite/Torno Construction Company Ltd.	$ 19,000.00		Part of subject lands
Sept. 28/54	74960 EN	N. Gillespie/Torno Construction Company Ltd.	$ 16,000.00		Remainder of lands

Address:	2914 St. Clair Ave. E., East York	Construction Date:	1951
No. of Units:	22	Estimated Land Value:	$ 10,625
Site Area:	12,625 square feet	Estimated Building Cost:	$110,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Jan. 5/84	TB 145896	J. Chaskelberg/541433 Ontario Ltd.	$ 399,500.00	$93,570.00	
Dec. 15/70	168937	J. & H. Chaskelberg/J. &. H. Chaskelberg	NIL		Not arm's length
Dec. 1/66	149034	D. Malton et al/J. & H. Chaskelberg	$ 163,000.00		
May 15/53	83903	J. Kagan/D. Malton et al	$ 188,000.00		
Nov. 22/51	75924	W.M. Barry/J. Kagan	$ 10,625.00		

50 - 199 UNITS

50 - 199 UNITS

Year	No. of Units	Address	Municipality
1981	194	15 Cougar Ct.	Scarborough
	101	2283 Eglinton Ave. E.	Scarborough
	90	41 Garfella Dr.	Etobicoke
	161	3161 Eglinton Ave. E.	Scarborough
	110	151 La Rose Ave.	Etobicoke
	192	215 Markham Rd.	Scarborough
1982	145	6020 Bathurst St.	North York
	168	2980 Don Mills Rd.	North York
	149	19 Eva Rd.	Etobicoke
	173	30 Godstone Rd.	North York
	168	3 Goldfinch Ct.	North York
	64	35 Greenbrae Dr.	Scarborough
	102	1755 Jane St.	North York
	111	2600 Jane St.	North York
	144	2770 Jane St.	North York
	127	3621-3625 Lakeshore Blvd. W.	Etobicoke
	102	100 Maitland St.	Toronto
	196	51 Trailridge Cres.	Scarborough
	158	2220-2222 Weston Rd.	York
1983	62	25 Bedford Rd.	Toronto
	112	1050 Broadview Ave.	East York
	134	80-100 Coe Hill Dr.	Toronto
	54	1320 Danforth Rd.	Scarborough
	61	48 Ecclestone Dr.	North York
	57	7 Glenburn Ave.	East York
	102	39 Raglan Ave.	York
	92	95 Redpath Ave.	Toronto
1984	56	1545 Bathurst St.	Toronto
	67	15 Erskine Ave.	Toronto
	50	51 Gamble Ave.	East York
	62	819 Kennedy Rd.	Scarborough
	85	85 Lawton Blvd.	Toronto

Address:	15 Cougar Ct., Scarborough	Construction Date:	1970
No. of Units:	194	Estimated Land Value:	$ 426,800
Site Area:	126,522 square feet	Estimated Building Cost:	$2,328,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 16/81	A 904637	425343 Ontario Ltd./Lindstone Properties Inc.	$4,450,000.00		
Oct. 4/79	A 804408	Esther Lorrie Apartments Ltd./425343 Ontario Ltd.	$3,600,000.00		
Oct. 13/77	A 650331	Torpit Investments Ltd./Esther Lorrie Apartments Ltd.	N/A		No land transfer tax paid.
Apr. 29/77	A 614480	Julita Investments Ltd./Torpit Investments Ltd.	$3,220,000.00		
Dec. 16/76	A 591151	T. Sherman & H. Storm/Julita Investments Ltd.	$3,100,000.00		Sold under Power of sale.
July 29/68	A 246649	Double Z Investments Ltd./Daphne Investments Ltd.	$ 426,800.00		

Address:	2283 Eglinton Ave. E., Scarborough	Construction Date:	1965
No. of Units:	101	Estimated Land Value:	$ 89,000
Site Area:	67,910 square feet	Estimated Building Cost:	$860,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 27/81	A 906373	Eglinton Green Ltd./Taten Holdings Inc.	$2,085,000.00	$281,060.00	
June 16/76	A 556640	Stenpeg Investments Ltd./Eglinton Green Ltd.	$1,317,291.88		
June 19/73	478223	Schaan Properties Ltd./Stenpeg Investments Ltd.	$1,390,000.00		Not arm's length
Aug. 4/65	341446	2283 Eglinton Ave. East Ltd./Schaan Investments Ltd.	$1,077,000.00		
Nov. 16/64	329496	A. Shiff/2283 Eglinton Ave. East Ltd.	$ 93,000.00		Slightly larger parcel

Address:	41 Garfella Dr., Etobicoke	**Construction Date:**	1968
No. of Units:	90	**Estimated Land Value:**	$192,000
Site Area:	112,700 square feet	**Estimated Building Cost:**	$990,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Oct. 29/81	A 955540	Casdent Investments Ltd./490352 Ontario Inc.	$2,500,000.00	$412,350.00	
Aug. 22/80	A 872455	G. Steels/Casdent Investments Ltd.	$2,210,000.00		
Nov. 5/79	A 812895	Asaapv Investments Ltd./G. Steels	$1,925,000.00		
June 30/76	A 560964	Martin Place Enterprises Ltd./Asaapv Investments Ltd.	$1,650,000.00		
Nov. 27/74	A 464239	H. Liebeck et al/Martin Place Enterprises Ltd.	$1,500,000.00		
Aug. 8/73	B 383816	Woodhill Motel and Restaurant Ltd/ H. Liebeck et al	$1,330,000.00		
Dec. 29/70	B 276894	S. Kaplan et al/Woodhill Motel and Restaurant Ltd.	$1,311,154.06		
Oct. 20/69	B 250220	Lanet Properties Ltd./S. Kaplan et al	$1,440,000.00		
May 5/69	B 239724	Lanet Properties Ltd./Lanet Properties Ltd.	NIL		Not arm's length
Dec. 1/67	B 212512	Helm Investments Ltd./Lanet Properties Ltd.	$ 596,000.00		Additional lands included

* Construction costs as quoted by municipal building department

Address:	3161 Eglinton Ave., Scarborough	Construction Date:	1968
No. of Units:	161	Estimated Land Value:	$ 390,000
Site Area:	101,882 square feet	Estimated Building Cost:	$1,610,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 1/81	A 923656	Donlee Holdings Ltd./Best Rank Investments Inc.	$4,250,000.00	$654,430.00	Shields-Snow Ltd. amalgamated with Donlee Holdings Ltd.
Sept. 29/70	A 301967	Oslo Investments Ltd./Shields-Snow Ltd.	$2,310,000.00		
Apr. 3/67	A 213154	Eglinton Markham Square Ltd./Oslo Investments Ltd.	$ 390,000.00		

Address:	151 La Rose Ave., Etobicoke	Construction Date:	1968
No. of Units:	110	Estimated Land Value:	$ 139,000
Site Area:	123,161 square feet	Estimated Building Cost:	$1,210,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 4/81	534190	Syrena Apartments Ltd./Marchlewicz et al	NIL		Co-op conversion
Feb. 27/81	534038	United Lands Corporation Ltd./Syrena Apartments Ltd.	$3,150,000.00	$452,617.00	United Lands amalgamated with Roton Ltd. & Zebulon Ltd.
Nov. 29/68	352600	Welglen Ltd./Roton Ltd. & Zebulon Ltd.	$ 250,000.00		Not arm's length
Apr. 10/67	326826	F. Reeves/Welglen Ltd.	$ 92,730.00		Part of subject lands

* Construction costs as quoted by municipal building department

Address:	215 Markham Rd., Scarborough	Construction Date:	1969
No. of Units:	192	Estimated Land Value:	$ 345,000
Site Area:	125,520 square feet	Estimated Building Cost:	$2,112,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Nov. 27/81	A 960980	Tenmill Investments Ltd. et al/ Herbal Investments	$6,550,000.00	$802,574.00	Reflects increased rents
July 17/80	A 865143	A. Bogyay (I/T)/Tenmill Investments Ltd. et al	$3,860,000.00	$679,680.00	
Apr. 17/73	A 387713	Nymann Investments Ltd./A. Bogyay (I/T)	$3,453,000.00		
Apr. 1/70	A 289813	Tectate Construction Co. Ltd./Nymann Investments Ltd.	$3,207,860.19		
Apr. 26/68	A 239773	Belhill Construction Ltd./Tectate Construction Co. Ltd.	$ 756,000.00		Additional lands included.

Address:	6020 Bathurst St., North York	Construction Date:	1968
No. of Units:	145	Estimated Land Value:	$ 400,000
Site Area:	99,545 square feet	Estimated Building Cost:	$1,305,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 3/82	A 699621	Bank of Nova Scotia/6020 Bathurst Street Investments Ltd.	$3,500,000.00	$606,672.00	Sold under Power of Sale
Dec. 31/68	B 233413	411 Holdings Ltd./Steeles-Parkway Investments Ltd.	$2,135,000.00		
July 5/67	B 203351	Park Heights Developments Ltd. et al/ 411 Holdings Ltd.	$ 400,000.00		

* Construction costs as quoted by municipal building department

Address:	2980 Don Mills Rd., North York	Construction Date:	1968
No. of Units:	168	Estimated Land Value:	$ 265,026
Site Area:	117,536 square feet	Estimated Building Cost:	$1,510,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 27/82	C 03527	Naaz Investments Ltd./Herbal Investments Ltd.	$5,432,000.00	$718,677.00	
Dec. 19/80	A 895493	Arbon Properties Limited/Naaz Investments Ltd.	$3,800,000.00		
Nov. 1/71	A 333932	Rolmar Construction (Toronto) Ltd./ Arbon Properties Ltd.	$2,700,000.00		
Jan. 5/65	A 155841	Don Valley Village Ltd./Rolmar Construction (Toronto) Ltd.	$ 534,400.00		Additional lands included.

* Construction costs as quoted by municipal building department

Address:	19 Eva Rd., Etobicoke	Construction Date:	1972
No. of Units:	149	Estimated Land Value:	$ 646,700
Site Area:	172,447 square feet	Estimated Building Cost:	$2,943,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 30/82	TB 44336	416801 Ontario Ltd./Evec Holdings Ltd.	$4,900,000.00	$798,131.00	
Nov. 30/79	518501	The Diversified Financial Corporation Ltd./416801 Ontario Ltd.	$3,805,000.00		
Sept. 14/79	515118	A. Chercoune Management Ltd./The Diversified Financial Corporation Ltd.	$3,722,642.00		
Sept. 29/77	484190	TheDiversified Financial Corporation Ltd./359016 Ontario Ltd.	$3,532,000.00		Sold under Power of Sale
Aug. 18/72	404726	Kuhl Construction Ltd./Gan Eden Ltd.	NIL		Not arm's length
Aug. 18/72	404724	Melia Developments Ltd./Kuhl Construction Ltd.	$1,114,750.00		Additional lands included

* Construction costs as quoted by municipal building department

Address:	30 Godstone Rd., North York	Construction Date:	1968
No. of Units:	173	Estimated Land Value:	$ 273,600
Site Area:	128,993 square feet	Estimated Building Cost:	$1,624,500 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 12/82	A 985975	Tricol Investments Inc. et al/Herbal Investments Ltd.	$5,810,000.00	$843,780.00	
Apr. 25/80	A 848390	Greymac Credit Corporation/Tricol Investments Inc. et al	$3,850,000.00		
Jan. 26/77	A 598885	Ovation Investments Ltd./Japonica Holdings Ltd.	NIL		Not arm's length
June 14/76	A 556101	Glendonna Corporation Ltd./Ovation Investments Ltd.	$3,491,000.00		
Dec. 20/73	A 415043	232809 Investments Ltd./Glendonna Corporation Ltd.	$3,050,000.00		
Dec. 3/70	A 306579	Adele Construction Ltd./232809 Investments Ltd.	$2,853,000.00		
Feb. 16/65	A 158488	Don Valley Village Ltd./Adele Construction Ltd.	$ 273,600.00		

* Construction costs as quoted by municipal building department

Address:	3 Goldfinch Ct., North York	Construction Date:	1965
No. of Units:	168	Estimated Land Value:	$ 36,100
Site Area:	172,299 square feet	Estimated Building Cost:	$1,428,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Dec. 16/82	TB 60044	Poyntz Estates Ltd. & Fischtein Investments Ltd./Glimjem Holdings Ltd.	$3,300,000.00	$720,640.00	
Apr. 5/65	455904	M. Fischtein/Fischtein Investments Ltd.	$ 63,910.00		50% interest
July 11/63	411597	A. Wilson/Poyntz Estates Ltd.	$ 124,500.00		50% interest
July 18/63	412061	A. Wilson/M. Fischtein	NIL		50% interest Additional lands included
June 2/60	337079	M. & A. Poyntz/A. Wilson	$ 216,000.00		Additional lands included

Address:	35 Greenbrae Dr., Scarborough	Construction Date:	1961
No. of Units:	64	Estimated Land Value:	$ 70,600
Site Area:	48,816 square feet	Estimated Building Cost:	$464,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Nov. 30/82	C 21609	Granada Investments Ltd./375685 Ontario Ltd.	$1,100,000.00	$242,596.00	Cessna Construction et al amalgamated with Granada Investments
Oct. 5/67	A 226868	Cessna Construction Ltd. et al/Cessna Construction Ltd. et al	NIL		Not arm's length
Mar. 6/62	A 88992	Jovid Investments Ltd. et al/Cessna Construction Ltd. et al	$ 556,800.00		
Oct. 19/61	A 81958	Davros Ltd. et al/Jovid Investments Ltd. et al	$ 70,600.00		

Address:	1755 Jane St., North York	Construction Date:	1972
No. of Units:	102	Estimated Land Value:	$ 500,000
Site Area:	75,700 square feet	Estimated Building Cost:	$1,428,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 15/82	TB 25089	Crown Life Insurance Co./Rosanco Investments Ltd.	$3,450,000.00	$446,152.00	
Apr. 3/73	635659	Skene Cartage Company Ltd./Crown Life Insurance Co.	$2,500,000.00		
Dec. 30/70	587276	Termini Investments Ltd./Skene Cartage Company Ltd.	$ 572,811.79		
Feb. 14/69	551726	Citrullo Brothers Ltd. et al/Termini Investments Ltd.	$ 500,000.00		

Address:	2600 Jane St., North York	Construction Date:	1968
No. of Units:	111	Estimated Land Value:	$ 318,750
Site Area:	92,415 square feet	Estimated Building Cost:	$1,110,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Jan. 13/82	A 968113	Tri Arms Investments Ltd./501149 Ontario Ltd.	NIL		No Land Transfer Tax paid.
Jan. 5/82	A 967114	Lanston Investments Ltd./Tri Arms Investments Ltd.	$3,000,000.00	$494,906.00	
Mar. 31/80	A 843985	Chung International Investment Company Ltd./Lanston Investments Ltd.	$2,450,000.00	$453,294.00	
July 31/75	A 502663	W.B. Sullivan Construction Ltd./Chung International Investments Company Ltd.	$2,260,000.00		
May 31/73	A 392113	J. & H. Kadar/W.B. Sullivan Construction Ltd.	$1,850,000.00		
June 16/71	A 319195	Valdira Construction Ltd./J. & H. Kadar	$1,625,000.00		
Jan. 24/68	528541	Wilson Court Apartments Ltd./Valdira Construction Ltd.	$ 318,570.00		

Address:	2770 Jane St., North York	Construction Date:	1968
No. of Units:	144	Estimated Land Value:	$ 208,800
Site Area:	169,560 square feet	Estimated Building Cost:	$1,296,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 1/82	TB 8389	Caz Investments Ltd./Condunes Developments Inc.	$3,475,000.00	$512,600.00	Caz Investments & Tramside are owned by the same principals.
Feb. 3/81	792377	A. & M. Vrckovnik/Tramside Investments Ltd.	$2,700,000.00		
Aug. 29/80	784395	Costain Ltd./A. & N. Vrckovnik	$2,448,931.00		
Dec. 21/73	653027	Mogil Properties Ltd./Costain Estates Ltd.	$2,400,000.00		
Sept. 15/71	601994	Flowertown Shopping Centre Ltd./Mogil Properties Ltd.	$2,100,000.00		
Apr. 2/68	532348	Flowertown Investments Ltd./Flowertown Shopping Centre Ltd.	NIL		
Aug. 31/66	493594	Regaland Developments Ltd./Flowertown Investments Ltd.	$ 208,800.00		Subject land

* Construction costs as quoted by municipal building department

Address:	3621-3625 Lakeshore Blvd. W., Etobicoke	Construction Date:	1974
No. of Units:	127	Estimated Land Value:	$ 387,600
Site Area:	83,917 square feet	Estimated Building Cost:	$2,068,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 1/82	A 971154	Rose Park Howard Investments Ltd. et al/ Cedargreen West Apartments Ltd.	$3,376,000.00	$537,346.00	
Dec. 8/78	A 736772	Canmer Investments Ltd./Rose Park Wellesley Investments Ltd.	NIL		50% interest only
Dec. 8/78	A 736773	Canmer Investments Ltd./Rose Park Wellesley Investments Ltd.	NIL		50% interest only
April 16/68	B 218603	A. Sproule et al/Canmer Investments Ltd.	$ 90,000.00		
May 23/69	B 240564	A. Sproule et al/Canmer Investments Ltd.	$ 120,000.00		
Feb. 20/68	340332	G. Murphy/Canmer Investments Ltd.	$ 20,000.00		
Nov. 22/68	351271	M. Chubah & E. Begeni/Canmer Investments Ltd.	$ 50,000.00		
Mar. 15/68	341109	M. Ranney/Canmer Investments Ltd.	$ 22,600.00		
Feb. 1/68	339783	A. Hazlett/Canmer Investments Ltd.	$ 27,000.00		
Aug. 10/67	332563	E. McMinn/Canmer Investments Ltd.	$ 20,500.00		
Feb. 20/68	340335	M. Milne/Canmer Investments Ltd.	$ 37,500.00		

* Construction costs as quoted by municipal building department

Address:	100 Maitland St., Toronto	Construction Date:	1966
No. of Units:	102	Estimated Land Value:	$283,000
Site Area:	30,575 square feet	Estimated Building Cost:	$867,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 1/82	CT 534962	Crown Life Insurance Co./Donlee Holdings Ltd.	$2,600,000.00	$442,765.00	
June 9/72	151527 EP	Walsa Ltd./Crown Life Insurance Co.	$1,600,000.00		
Oct. 28/66	134451 EP	E. Stone et al/Walsa Ltd.	$1,590,000.00		
Dec. 17/65	131865 EP	90 Maitland Ltd./E. Stone et al	NIL		Not arm's length
Dec. 14/65	131837 EP	I. Rooney/90 Maitland Ltd.	NIL		Sale price appears to be included with 130067 EP
July 30/65	130649 EP	R. Downes/90 Maitland Ltd.	$ 30,000.00		Portion of subject lands
June 2/65	130121 EP	L. Title/90 Maitland Ltd.	$ 37,000.00		"
May 27/65	130067 EP	I. Rooney/90 Maitland Ltd.	$ 61,000.00		"
Feb. 5/65	129204 EP	W. Ottken/90 Maitland Ltd.	$ 30,000.00		"
Nov. 6/64	128412 EP	R. Patterson/90 Maitland Ltd.	$ 25,300.00		"
Oct. 2/64	128093 EP	Stability Securities Ltd./90 Maitland Ltd.	$ 75,000.00		"
Oct. 2/64	128092 EP	P. Green/90 Maitland Ltd.	$ 25,000.00		"

Address:	51 Trailridge Cres., Scarborough	Construction Date:	1973
No. of Units:	196	Estimated Land Value:	$ 500,000
Site Area:	137,235 square feet	Estimated Building Cost:	$2,940,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Feb. 1/82	A 971135	Elbur Investments Ltd./Sunder and Company Inc.	$4,800,000.00	$840,676.00	
Feb. 22/74	A 420110	Jesperson-Kay Modular Construction Ltd./ Elbur Investments Ltd.	$3,450,000.00		
Feb. 1/73	A 381226	Jesperson-Kay Systems Ltd./Jesperson-Kay Modular Construction Ltd.	NIL		Not arm's length
Dec. 31/71	A 339923	Wimpey Homes Ltd./Jesperson-Kay Systems Ltd.	$ 500,000.00		

Address:	2220-2222 Weston Rd., York	Construction Date:	1960 ±
No. of Units:	158	Estimated Land Value:	$ 179,000
Site Area:	82,850 square feet	Estimated Building Cost:	$1,060,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Nov. 30/82	TB 56105	Granada Investments Ltd./375685 Ontario Ltd.	$3,000,000.00	$583,664.00	Cessna Construction Ltd. et al amalgamated with Granada Investments Ltd.
July 21/60	17917 Weston	C. & E. McNamara/Cessna Construction Ltd. et al	$ 29,000.00		Part of subject lands.
Apr. 27/60	17795 Weston	Dart Construction Co. Ltd./Cessna Construction Ltd. et al	$ 71,500.00		Part of subject lands.
Apr. 26/60	17790 Weston	Dart Construction Co. Ltd. et al/Cessna Construction Ltd. et al	$ 78,500.00		Remainder of subject lands.

* Construction costs as quoted by municipal building department

Address:	25 Bedford Rd., Toronto	Construction Date:	1962
No. of Units:	62	Estimated Land Value:	$207,700
Site Area:	34,440 square feet	Estimated Building Cost:	$465,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 27/83	CT 602353	Blue Fountain Investments Ltd./Vision Realty Corporation	$1,745,000.00	$308,000.00	
Aug. 16/63	66844 EM	25 Bedford Rd. Ltd./Blue Fountain Investments Ltd.	$ 860,000.00		
Aug. 15/61	62444 EM	Alchar Holdings Ltd./25 Bedford Rd. Ltd.	$ 207,700.00		
Mar. 15/60	59300 EM	Numert Construction Ltd./Alchar Holdings Ltd.	$ 150,000.00		
Mar. 8/60	59624 EM	United Church of Canada/Numert Construction Ltd.	$ 104,000.00		

Address:	1050 Broadview Ave., East York	Construction Date:	1968
No. of Units:	112	Estimated Land Value:	$ 315,000
Site Area:	43,586 square feet	Estimated Building Cost:	$1,120,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 14/83	C 43599	Hong Kong Construction Ltd./1050 Broadview Ltd.	$2,950,000.00	$605,888.00	
Sept. 7/79	A 796401	Panorama Investments Ltd./Hong Kong Investments Ltd.	$2,175,000.00		
Jan. 2/70	A 285525	Maitland Construction Company Ltd./ Panorama Investments Ltd.	$1,870,000.00		
May 19/67	151018	W.B. Sullivan Construction Ltd./90 Maitland Ltd.	$ 316,300.00		Slightly larger parcel.

Address:	80-100 Coe Hill Dr., Toronto	Construction Date:	1965
No. of Units:	134	Estimated Land Value:	$ 110,000
Site Area:	57,712 square feet	Estimated Building Cost:	$1,140,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 9/83	C 80143	549013 Ontario Ltd./H. Young et al	$1,727,500.00		Converted to a condominium.
May 2/83	C 55115	A. Scace/549013 Ontario Ltd.	$3,250,000.00	$545,231.00	Executor's Deed
Nov. 16/66	B 190905	Coe Valley Construction Ltd./H. Kinnear	$1,650,000.00		
Nov. 16/66	B 190906	Coe Valley Construction Ltd./H. Kinnear			
Aug. 24/64	B 137242	Corporation of the Village of Swansea/ Coe Valley Construction Ltd.	$ 110,000.00		

Address:	1320 Danforth Rd., Scarborough	Construction Date:	1971
No. of Units:	54	Estimated Land Value:	$ 82,000
Site Area:	81,557 square feet	Estimated Building Cost:	$700,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Sept. 27/83	TB 123723	Toronto Dominion Bank/559469 Ontario Limited	$1,005,000.00	$234,675.00	Sold under Power of Sale.
Feb. 3/71	432069	Paul Allain/Justine Holdings Ltd.	$ 22,000.00		Part of subject lands.
Nov. 28/68	399207	M. Komar (I/T)/Justine Holdings Limited	NIL		Remainder of lands.
Oct. 19/67	380008	F.T. Developments Ltd./M. Komar (I/T)	$ 60,000.00		Same lands as 399207

Address:	48 Ecclestone Dr., North York	Construction Date:	1960
No. of Units:	61	Estimated Land Value:	$ 90,000
Site Area:	60,016 square feet	Estimated Building Cost:	$427,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 15/83	C64930	La Bes Holdings Ltd./Eastons Investments Ltd.	$1,288,500.00	$250,534.00	
Apr. 8/83	C 49456	The Roster Construction Company Ltd./La Bes Holdings Ltd.	$ 510,000.00		50% interest only
Dec. 5/72	A 375957	The Roster Construction Company Ltd./La Bes Holdings Ltd.	N/A		50% interest only
Dec. 5/72	A 375899	48 Ecclestone Drive Ltd./The Roster Construction Company Ltd.	$ 702,000.00		
June 15/60	A 54803	Hauer & Sons Construction Co. Ltd./ 48 Ecclestone Drive Ltd.	$ 540,000.00		
July 31/59	A 38315	D. Stein Construction Company Ltd. et al/Hauer & Sons Construction Company Ltd.	$ 90,000.00		

Address:	7 Glenburn Ave., East York	Construction Date:	1960
No. of Units:	57	Estimated Land Value:	$ 63,300
Site Area:	36,169 square feet	Estimated Building Cost:	$399,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Aug. 3/83	TB 11004	Iron Jubilee Investments Ltd./M. Vujcuf & G. Todorovic	$1,111,500.00	$273,900.00	
Apr. 16/81	235152	Bejchar Ltd./Iron Jubilee Investments Ltd.	$1,083,333.33	$190,276.00	
Mar. 1/77	209336	Nikanna Investments Ltd./Bejchar Ltd.	$ 816,666.67		
Jan. 17/77	208661	Phi International Inc./Nikanna Investments Ltd.	NIL		Not arm's length
Jan. 13/67	149479	Minerva Transcanada Investments Ltd./ Farantos Developments Ltd.	$ 462,500.00		
Aug. 31/61	127700	B. & J. Construction Ltd./Minerva Transcanada Investments Ltd.	N/A		Lands conveyed with others.
Feb. 12/60	121096	J.M. Stacey/B. & J. Construction Ltd.	$ 29,000.00		Part of subject lands + additional lands.
Dec. 3/59	120387	G. Glover/B. & J. Construction Ltd.	$ 35,000.00		Part of subject lands + additional lands.
Nov. 20/59	120189	H. & E. Carrique/B. & J. Construction Ltd.	$ 50,000.00		Remainder of subject lands.

Address:	39 Raglan Ave., York	Construction Date:	1961
No. of Units:	102	Estimated Land Value:	$ 232,500
Site Area:	36,120 square feet	Estimated Building Cost:	$ 757,500 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 25/83	C 46571	A. Scace and H. Kinnear/39 Raglan Avenue Ltd.	$1,850,000.00	$366,602.00	
Dec. 29/64	B 145546	C.K. Estates Ltd./H. Kinnear and A. Scace	$1,045,000.00		
Aug. 29/63	B 110526	C. Kaufman (I.T.)/C.K. Estates Ltd.	NIL		Not arm's length
Aug. 31/62	B 90171	39 Raglan Avenue Ltd./C. Kaufman (I.T.)	$1,049,500.00		
Mar. 27/61	462245	F. & J. Quinto/39 Raglan Avenue Ltd.	$ 18,300.00		Part of subject lands
Mar. 27/61	462253	I. & M. Mlachah/39 Raglan Avenue Ltd.	$ 18,000.00		"
Mar. 29/61	462303	M. Simpson/39 Raglan Avenue Ltd.	$ 16,000.00		"
Mar. 29/61	462309	L. & E. Richardson/39 Raglan Avenue Ltd.	$ 18,500.00		"
Mar. 30/61	462331	B. & W. Stukalo/39 Raglan Avenue Ltd.	$ 16,500.00		"
Mar. 30/61	462332	P. MacDonald/39 Raglan Avenue Ltd.	$ 17,000.00		"
Mar. 1/61	461555	S. & I. Smenah/39 Raglan Avenue Ltd.	$ 33,700.00		"
Mar. 17/61	462013	M. Colston/39 Raglan Avenue Ltd.	$ 23,000.00		"
Mar. 22/61	462115	M. Schwartz/39 Raglan Avenue Ltd.	$ 18,500.00		"
Mar. 23/61	462157	I. & F. Kolbe/39 Raglan Avenue Ltd.	$ 18,000.00		"
Mar. 23/61	462160	R. Musselwhite/39 Raglan Avenue Ltd.	$ 20,000.00		"
Mar. 24/61	462223	O. Wright/39 Raglan Avenue Ltd.	$ 15,000.00		"

* Construction costs as quoted by municipal building department

Address:	95 Redpath Ave., Toronto	Construction Date:	1966
No. of Units:	92	Estimated Land Value:	$342,700
Site Area:	33,721 square feet	Estimated Building Cost:	$782,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 27/83	CT 608875	556670 Ontario Ltd./Maria Martins Nursing Home Ltd.	$2,622,000.00		
July 8/83	CT 605307	Mogil Properties Ltd./556670 Ontario Ltd.	$2,346,000.00		
April 30/75	CT 117302	The Northern Life Assurance Company of Canada/Mogil Properties Ltd.	$1,675,000.00		
Nov. 16/71	116323 EN	Hefann Holdings Ltd./The Northern Life Assurance Company of Canada	$1,575,000.00		
Feb. 1/66	100827 EN	Abraham J. Green Ltd. et al/Hefann Holdings Ltd.	$ 342,700.00		

Address:	1545 Bathurst St., Toronto	Construction Date:	1951
No. of Units:	56	Estimated Land Value:	$ 12,750
Site Area:	18,200 square feet	Estimated Building Cost:	$280,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 4/84	CT 659959	Parnon Properties Limited/G. Singh and B. Sidhur	$1,050,000.00	$178,760.00	
Dec. 15/82	CT 565669	Granada Investments Limited/Parnon Properties Ltd.	$ 810,000.00	$168,642	Granada amalgamated with D. & S. Inv.'s Ltd.
Mar. 18/52	24245	S. Diamond et al/D. & S. Investments Ltd.	$ 12,750.00		Not arm's length
Apr. 26/47	18944	A.K. Griffin/S. Diamond et al	$ 12,750.00		

Address:	15 Erskine Ave., Toronto	Construction Date:	1970 ±
No. of Units:	67	Estimated Land Value:	$270,000
Site Area:	20,729 square feet	Estimated Building Cost:	$670,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 31/84	CT 664601	529109 Ontario Ltd./Creekside Investments Corporation	$1,800,000.00	$324,289.00	
Feb. 28/83	CT 578443	Mogil Properties Ltd./529109 Ontario Ltd.	$1,527,500.00	$277,327.00	
Jan. 15/73	112641 EO	Shaljac Ltd. et al/Mogil Properties Ltd.	$1,135,000.00		
July 7/72	88005 EX	Harry Hiller Investments Ltd./Shaljac Ltd. et al	$ 535,925.00		Does not appear to be arm's length
Mar. 14/69	104840 EO	Kasha Construction Ltd. & Company/Harry Hiller Investments Ltd.	$ 270,000.00		
Dec. 31/65	98457 EO	Sydney White/Kasha Construction Ltd. & Company	$ 107,000.00		Portion of subject lands

Address:	51 Gamble Ave., East York	Construction Date:	1959 ±
No. of Units:	50	Estimated Land Value:	$ 60,000
Site Area:	18,456 square feet	Estimated Building Cost:	$320,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
April 27/84	C 134174	N. Hashwani/N. Bagg	$1,050,000.00	$206,340.00	
Feb. 11/82	C 36786	M. Amlani/N. Hashwani	$ 935,000.00	$183,642.00	
Aug. 29/80	A 874357	Eglinton Park Holdings Ltd./M. Amlani	$ 900,000.00		
Nov. 1/71	A 333882	Gamble Holdings Ltd./Eglinton Park Holdings Ltd.	$ 721,000.00		
Mar. 13/59	A 29705	Oakleaf Buildings & Investments Ltd./ Gamble Holdings Ltd.	$ 60,000.00		

Address:	819 Kennedy Rd., Scarborough	Construction Date:	1961
No. of Units:	62	Estimated Land Value:	$ 32,900
Site Area:	44,715 square feet	Estimated Building Cost:	$449,500

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
March 19/84	C 127441	I. Summ et al/508 Dawes Road Ltd.	$1,290,000.00	$301,986.00	
Dec. 15/72	A 376882	R. Holt et al/I. Summ et al	$ 752,000.00		Name changed from Ulrich to Holt
Sept. 14/67	B 207553	M. & E. Lev and J. & M. Slamal/ R. Ulrich et al	$ 690,000.00		
Jan. 10/66	A 184498	Hasca Holdings Ltd./M. & J. Lev and J. & M. Zlamal	$ 597,000.00		
Apr. 17/62	A 90704	Preakness Investments Ltd./Hasca Holdings Ltd.	$ 518,500.00		
Sept. 27/60	A 60072	C. & M. Porter/Preakness Investments Ltd.	$ 35,000.00		Slightly larger parcel.

Address:	85 Lawton Blvd., Toronto	Construction Date:	1960
No. of Units:	85	Estimated Land Value:	$ 96,700
Site Area:	16,732 square feet	Estimated Building Cost:	$595,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 29/84	CT 663789	Donlee Holdings Ltd./587125 Ontario Ltd.	$2,411,500.03	$384,576.00	
Dec. 9/58	85767 EN	Shields Construction Co. Ltd./2345 Yonge St. Ltd. (amalgamated with following purchaser)	$ 110,000.00		Not arm's length
June 3/58	84551 EN	B. Cousins/Shields Construction Co. Ltd.	$ 26,750.00		Portion of subject land
June 3/58	84549 EN	Norman Clark/Shields Construction Co. Ltd.	$ 53,250.00		Portion of subject land

200 PLUS UNITS

200 PLUS UNITS

Year	No. of Units	Address	Municipality
1981	214	25 Fisherville Rd.	North York
	326	31-35 St. Dennis Dr.	North York
	596	191-201 Sherbourne St.	Toronto
	254	210-220 Woolner Ave.	York
1982	774	31 Alexander St. et al	Toronto
	205	100 Gloucester St.	Toronto
1983	281	25 Bay Mills Blvd.	Scarborough
	496	55-65 Ellerslie Ave.	North York
	245	605 Finch Ave. W.	North York
	225	340 Mill Rd.	Etobicoke

Address:	25 Fisherville Rd., North York	Construction Date:	1969
No. of Units:	214	Estimated Land Value:	$ 380,000
Site Area:	161,100 square feet	Estimated Building Cost:	$2,014,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Apr. 2/81	795104	Del Corporation Ltd./Forest Lane Properties Inc.	$5,200,000.00	$788,000.00	Del Corp. amalgamated with Sardinia Investments Ltd.
Feb. 28/74	656293	Five Oaks Holdings Ltd./Sardinia Investments Ltd.	$3,595,000.00		
Dec. 7/71	607208	Commodore Construction Company Ltd./ Five Oaks Holdings Ltd.	$3,125,473.55		
July 7/65	463051	Melglenmar Investments Ltd. et al/ Commodore Construction Company Ltd.	$ 380,000.00		

* Construction costs as quoted by municipal building department

Address:	31-35 St. Dennis Dr., North York	Construction Date:	1966
No. of Units:	326	Estimated Land Value:	$ 810,000
Site Area:	250,704 square feet	Estimated Building Cost:	$2,934,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 5/81	A 918218	Grove Park Investments Ltd./Resen Holdings Ltd.	$6,780,000.00	$1,303,467.00	
June 9/80	A 856839	Conquistador Investments Ltd./Grove Park Investments Ltd.	$4,800,000.00	$1,229,686.00	
July 12/67	A 220103	Oslo Investments Ltd./Conquistador Investments Ltd.	$4,450,000.00		
Dec. 18/64	A 154933	Flemingdon Park Holdings Ltd./Oslo Investments Ltd.	$ 810,000.00		

Address:	191-201 Sherbourne St., Toronto	Construction Date:	1975
No. of Units:	596	Estimated Land Value:	$1,400,000
Site Area:	148,500 square feet	Estimated Building Cost:	$9,536,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 22/81	A 921415	Alliance Developments/Thyme Properties Inc.	$20,600,000.00	$2,700,768.00	
June 30/77	A 628691	Barony Estates Ltd./Alliance Developments	$14,000,000.00		
Apr. 16/68	A 239029	Estate Building Corporation Ltd./Barony Estates Ltd.			
Apr. 16/68	A 239030	Wincrest Holdings Ltd./Barony Estates Ltd.	$ 1,400,000.00		Subject lands

Address:	210-220 Woolner Ave., York	Construction Date:	1965
No. of Units:	254	Estimated Land Value:	$ 330,200
Site Area:	113,644 square feet	Estimated Building Cost:	$2,093,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
May 26/81	680332	Phi Acceptance Corporation/Terminax Properties Inc.	$5,500,000.00	$927,000	Yellow Sun amalgamated with Phi Acceptance Corp.
Jan. 24/79	657385	Daletom Group Ltd./Yellow Sun Investments	NIL		Vesting order of change of ownership.
Apr. 15/77	636353	Chadee Holdings Ltd./Daletom Group Ltd.	$4,655,000.00		
Jan. 19/77	634150	Phi International Inc./Chadee Holdings Ltd.	$3,915,000.00		Geran amalgamated with Phi International Inc.
Nov. 16/72	584313	Schaan Properties Ltd./Geran Holdings Ltd.	$3,000,000.00		Schaan amalgamated with 55 Isabella Ltd.
Sept. 15/65	508506	Thornley Investments Ltd./55 Isabella Ltd.	$1,172,000.00		
Apr. 21/64	492725	Claybrook Investments Ltd./Thornley Investments Ltd.	NIL		Part of subject lands.
Apr. 21/64	488140	Deacon Investments Ltd. et al/Thornley Investments Ltd.	$ 330,200.00		Remainder of lands.

* Construction costs as quoted by municipal building department

Address:	31 Alexander St. & 51 Alexander St. & 484 Church St., Toronto	Construction Date:	1956
No. of Units:	774	Estimated Land Value:	$1,400,000
Site Area:	178,100 square feet	Estimated Building Cost:	$4,640,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
June 11/82	CT 536584	City Park Apartments Ltd./514388 Ontario Limited	$23,000,000.00	$2,970,466.00	
May 31/54	89166 EP	E. Goehner/City Park Apartments Ltd.	$ 1,400,000.00		Understood to be land value
May 31/54	89165 EP	Woodander Ltd./E. Goehner	NIL		No Land Transfer Tax paid.
Jan. 27/54	87464 EP	International Realty Company Ltd./ Woodander Ltd.	$ 525,000.00		

Address:	100 Gloucester St., Toronto	Construction Date:	1958
No. of Units:	205	Estimated Land Value:	$ 275,000
Site Area:	39,360 square feet	Estimated Building Cost:	$1,310,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Oct. 19/82	CT 555315	Lehndorff (Canada) Ltd./518628 Ontario Ltd.	$4,250,000.00	$713,891.00	
Apr. 29/68	139144 EP	Leander Construction Ltd. et al/Lehndorff (Canada) Ltd.	$2,431,641.30		
Jan. 15/68	138359 EP	Brookmere Apartments Ltd./Leander Construction Ltd. et al	$2,107,612.00		
June 28/56	99026 EP	Governing Council of the Salvation Army/ Brookmere Apartments Ltd.	$ 585,000.00		Additional lands included.

Address:	25 Bay Mills Blvd., Scarborough	Construction Date:	1974
No. of Units:	281	Estimated Land Value:	$ 789,600
Site Area:	204,728 square feet	Estimated Building Cost:	$4,500,000

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Mar. 1/83	C 41104	Melford Developments Inc./Benbury Place Holdings Ltd.	$8,750,000.00	$1,549,150.00	
Mar. 15/78	A 678388	Deltan Realty Ltd./Melford Developments Inc.	$7,090,993.00		
May 3/74	A 429781	Wisteria Developments Ltd./Deltan Realty Ltd.	$ 789,600.00		

Address:	55-65 Ellerslie Ave., North York	Construction Date:	1966
No. of Units:	496	Estimated Land Value:	$ 705,500
Site Area:	250,522 square feet	Estimated Building Cost:	$4,500,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 5/83	C 71100	Second Goodwood Realty Ltd./Houlton Investments Ltd. and Grumbar Holdings Ltd.	NIL		Not arm's length (Only 33 1/3% interest transferred)
Mar. 3/83	C 41729	Cadillac Fairview Corporation Ltd./S. Minz et al	$7,731,000.00 ($11,596,500 full interest)	$2,129,540.00	(Only 66 2/3% interest transferred)
Mar. 22/65	B 150721	R. & G. Investments Ltd./Cadillac Development Corporation Ltd. and Second Goodwood Realty Ltd.	$ 705,500.00		

* Construction costs as quoted by municipal building department

Address:	605 Finch Ave. W., North York	Construction Date:	1967
No. of Units:	245	Estimated Land Value:	$ 174,668
Site Area:	200,768 square feet	Estimated Building Cost:	$1,900,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
July 8/83	TB 104432	Markborough Properties Ltd./Melrose Park Investments	$6,080,000.00	$1,447,078.00	
May 9/67	510276	Cathian Realty Ltd./Markborough Properties Ltd.	$3,750,000.00		Additional lands included.
May 27/64	433657	E. & C. Ashton/Cathian Realty Ltd.	$ 500,000.00		Additional lands included.

* Construction costs as quoted by municipal building department

Address:	340 Mill Rd., Etobicoke	Construction Date:	1968
No. of Units:	225	Estimated Land Value:	$ 40,170
Site Area:	219,037 square feet	Estimated Building Cost:	$2,475,000 *

Registered Date of Sale	Instrument No.	Vendor/Purchaser	Sale Price	Estimated Gross Income	Remarks
Jan. 6/83	C 29215	Randa Developments Ltd. and 496943 Ontario Ltd./Herbal Investments Ltd.	$6,651,250.00	$95,278.00	
Nov. 23/81	A 959873	Valentine Developments Ltd./496943 Ontario Ltd.	$3,272,500.00		50% interest only
Sept. 29/81	A 950146	Valentine Developments Ltd. et al/ Valentine Developments Ltd. and Randa Developments Ltd.	NIL		Not arm's length
Dec. 3/71	B 309026	Valentine Developments Ltd. et al/ Valentine Developments Ltd. et al	NIL		Not arm's length
Sept. 10/68	B 226834	Valentine Developments Ltd. et al/ Burnham Glen Estates	NIL		Not arm's length
Sept. 10/68	B 226832	Valentine Developments Ltd. et al/ Randa Developments Ltd.	$ 452,050.00		50% interest only
Oct. 6/64	290759	Libra Developments Ltd. et al/ Valentine Developments Ltd. et al	$ 240,000.00		
May 25/64	284977	Applewood Dixie Ltd./Valentine Developments et al	$ 670,820.00		Additional lands included.

* Construction costs as quoted by municipal building department

SUMMARY - METROPOLITAN TORONTO

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	315	13,314	$303,576,185
1982	125	5,368	$119,200,478
1983	267	9,668	$189,773,290
1984 (July)	116	2,935	$ 71,664,392

SUMMARY - EAST YORK

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	21	528	$10,816,269
1982	13	196	$ 3,436,000
1983	16	487	$10,500,000
1984 (July)	6	152	$ 3,407,800

EAST YORK - 1981

Address	Sale Date	No. of Units	Sale Price
1477 Bayview Avenue	Jan/81	103	$1,034,000
177 Cosburn Avenue	July/81	24	$ 525,000
125 Cosburn Avenue	Jan/81	29	$ 450,000
843 Cosburn Avenue	Aug/81	6	$ 194,000
27 Gamble Avenue	Nov/81	76	$1,792,400
62 Gledhill Avenue	Jan/81	9	$ 183,000
62 Gledhill Avenue	May/81	9	$ 205,000
3 Glenburn Avenue	Apr/81	57	$1,977,633
7 Glenburn Avenue	Apr/81	57	$1,077,633
11 Glenburn Avenue	Apr/81	57	$1,077,633
156 Holborne Avenue	Apr/81	6	$ 170,000
128 & 130 Linsmore Crescent	May/81	8	$ 175,000
877 & 877A Millwood Road	Mar/81	6	$ 215,000
994 O'Connor Drive	May/81	18	$ 320,000
1005 O'Connor Drive	May/81	6	$ 180,000
1139 O'Connor Drive	Dec/81	12	$ 160,000
1143 O'Connor Drive	Dec/81	12	$ 247,500
2904 St. Clair Avenue East	June/81	6	$ 174,800
2920 St. Clair Avenue East	Sept/81	15	$ 274,000
555 & 557 Sammon Avenue	Aug/81	6	$ 203,000
1421 Woodbine Avenue	Dec/81	6	$ 180,670

EAST YORK - 1982

Address	Sale Date	No. of Units	Sale Price
5 Bater Avenue	July/82	6	$ 180,000
1007 Broadview Avenue	Sept/82	8	$ 269,500
1219 & 1229 Broadview Avenue	July/82	8	$ 240,000
831 Cosburn Avenue	Jan/82	11	$ 295,000
401 Donlands Avenue	Oct/82	13	$ 247,500
16 Fernwood Gardens	Nov/82	12	$ 249,900
128 & 130 Linsmore Crescent	Nov/82	8	$ 212,700
369 Main Street	Nov/82	6	$ 165,400
1004 O'Connor Drive	July/82	12	$ 230,000
1131 O'Connor Drive	May/82	12	$ 163,000
1135 O'Connor Drive	May/82	12	$ 163,000
2902 St. Clair Avenue East	Dec/82	12	$ 180,000
15 Thorncliffe Park Drive	May/82	76	$ 840,000

EAST YORK - 1983

Address	Sale Date	No. of Units	Sale Price
1741 & 1743 Bayview Avenue	Sept/83	26	$ 600,000
327 Chisholm Avenue	Sept/83	19	$ 408,000
125 Cosburn Avenue	June/83	29	$ 655,000
839 Cosburn Avenue	June/83	6	$ 193,000
506 Dawes Road	Nov/83	62	$1,125,000
508 Dawes Road	Jan/83	63	$1,223,700
540 Dawes Road	Sept/83	42	$ 850,000
896 Eglinton Avenue East	Sept/83	41	$1,128,800
51 Gamble Avenue	Feb/83	49	$ 935,000
7 Glenburn Avenue	Aug/83	57	$1,105,800
11 Glenburn Avenue	Aug/83	57	$1,105,800
717 Millwood Road	June/83	6	$ 277,500
1012 O'Connor Drive	Oct/83	12	$ 313,200
2906 St. Clair Avenue East	July/83	6	$ 165,000
555, 556 & 557 Sammon Avenue	Feb/83	6	$ 185,000
555, 556 & 557 Sammon Avenue	Nov/83	6	$ 230,000

EAST YORK - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
5 Bater Avenue	Jan/84	6	$ 155,000
16 Fernwood Gardens	Apr/84	12	$ 285,000
51 Gamble Avenue	Apr/84	49	$1,050,000
2904 St. Clair Avenue East	Feb/84	6	$ 172,500
2914 & 2916 St. Clair Avenue East	Jan/84	22	$ 399,500
50 Thorncliffe Park Drive	Feb/84	57	$1,345,800

SUMMARY - ETOBICOKE

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	39	1,217	$26,337,740
1982	20	805	$19,790,700
1983	35	483	$10,630,270
1984 (July)	10	188	$ 3,788,020

ETOBICOKE - 1981

Address	Sale Date	No. of Units	Sale Price
8 Albert Avenue	July/81	9	$ 180,000
22 Allanhurst Drive	Sept/81	48	$1,715,000
272 Birmingham Street	Aug/81	10	$ 235,000
7 Crown Hill Place	Nov/81	33	$ 620,000
68 Fifteenth Street	June/81	21	$ 325,000
70 Fifteenth Street	June/81	23	$ 260,000
62 Fifth Street	May/81	8	$ 175,000
5, 15 & 25 Forty-Second Street	May/81	108	$1,815,000
41 Garfella Drive	Oct/81	91	$2,500,000
5 Hill Heights Road	Feb/81	37	$ 774,000
8 Hill Heights Road	Feb/81	26	$ 422,200
8 Hill Heights Road	Sept/81	26	$ 493,000
2257 Kipling Avenue	Aug/81	6	$ 215,000
2267 Kipling Avenue	Jan/81	6	$ 159,800
151 La Rose Avenue	Feb/81	110	$3,138,800
294 Lake Promenade	Oct/81	14	$ 344,000
2449-2481 Lakeshore Boulevard W.	May/81	13	$ 440,000
2704 Lakeshore Boulevard W.	July/81	30	$ 585,000
2704 Lakeshore Boulevard W.	May/81	30	$ 443,500
2775 Lakeshore Boulevard W.	Jan/81	6	$ 158,000
2931 Lakeshore Boulevard W.	May/81	6	$ 150,000
3106, 3108, 3110, 3111 & 3112A Lakeshore Boulevard W.	June/81	7	$ 149,000
3150 Lakeshore Boulevard W.	Feb/81	6	$ 121,700
3687,3689,3691,3693 Lakeshore Boulevard W.	June/81	6	$ 249,000
106 Lakeshore Drive	Feb/81	8	$ 143,400
1865 Martingrove Road	Oct/81	91	$2,044,540
340 Mill Road	Nov/81	225	$3,261,000
18 Norris Crescent	Feb/81	6	$ 126,500

ETOBICOKE - 1981

Address	Sale Date	No. of Units	Sale Price
172 Queens Avenue	May/81	6	$ 210,000
62 Rabbit Lane	June/81	6	$ 210,000
440 Rathburn Road	June/81	81	$1,967,000
22 Riverwood Parkway	May/81	42	$ 985,000
6 Seventeenth Street	May/81	6	$ 145,000
10 Sixteenth Street	Dec/81	6	$ 161,000
71 Sixth Street	June/81	7	$ 160,000
155 & 157 Stanley Avenue	June/81	6	$ 168,000
500 The West Mall	Sept/81	24	$ 716,000
24 Thirty-Ninth Street	June/81	13	$ 200,000
46 Twenty-Second Street	Apr/81	10	$ 172,300

ETOBICOKE - 1982

Address	Sale Date	No. of Units	Sale Price
16 Albert Street	May/82	16	$ 336,800
53 Algoma Street	Sept/82	6	$ 192,000
30 Allanhurst Drive	Jan/82	59	$2,000,000
13 & 15 Allenby Avenue	Oct/82	6	$ 164,400
140 Berry Road	Dec/82	14	$ 330,000
1 Birchlea Avenue	Jan/82	10	$ 232,000
101 Blackfriar Avenue	June/82	6	$ 212,000
19 Eva Road	Sept/82	149	$4,840,000
2366 Islington Avenue	Dec/82	16	$ 410,000
9 Kinsdale Boulevard	June/82	23	$ 420,000
2775 Lakeshore Boulevard W.	Apr/82	6	$ 187,000
3621, 3623, 3625 Lakeshore Blvd. W.	Feb/82	127	$3,363,400
8 Lakeshore Drive	Apr/82	11	$ 267,000
36 Long Branch Avenue	Dec/82	6	$ 134,600
24 Second Street	Sept/82	23	$ 400,000
808 The Queensway	Dec/82	6	$ 205,000
32 Twelfth Street	May/82	8	$ 218,000
105 Twenty-Fifth Street	Dec/82	29	$ 468,500
14 Vanevery Street	July/82	6	$ 185,000
53 & 57 Widdicombe Hill Blvd.	Apr/82	278	$5,225,000

ETOBICOKE - 1983

Address	Sale Date	No. of Units	Sale Price
112 Alder Crescent	Apr/83	6	$ 170,000
179 Berry Road	Dec/83	23	$ 504,850
187 Berry Road	Dec/83	30	$ 530,000
1 Birchlea Avenue	Dec/83	10	$ 222,000
2675 Bloor Street W.	Sept/83	14	$ 396,000
42 Burlington Street	June/83	8	$ 175,000
9 Dover Drive	Jan/83	6	$ 139,200
122 Eighth Street	Dec/83	6	$ 184,000
620 Evans Avenue	May/83	25	$ 577,500
60 Fifteenth Street	July/83	11	$ 235,000
66 Fifteenth Street	Jan/83	23	$ 310,000
66 Fifteenth Street	June/83	23	$ 355,000
68 Fifteenth Street	Apr/83	23	$ 360,000
70 Fifteenth Street	Apr/83	23	$ 340,000
50 Fourth Street	Jan/83	11	$ 212,500
2356 Islington Avenue	Aug/83	15	$ 380,000
10 Kinsdale Boulevard	Sept/83	22	$ 529,000
2377 Lakeshore Boulevard W.	Jan/83	23	$ 456,550
2704 Lakeshore Boulevard W.	Mar/83	30	$ 453,000
2945-2951 Lakeshore Boulevard W.	Mar/83	6	$ 187,900
2987 Lakeshore Boulevard W.	Dec/83	6	$ 174,500
3202 Lakeshore Boulevard W.	Aug/83	6	$ 177,870
3289-3291 Lakeshore Boulevard W.	Apr/83	6	$ 185,000
22 MacDonald Street	Sept/83	7	$ 154,000
239 Melrose Street	Jan/83	6	$ 130,000
149 Sheldon Avenue	Aug/83	6	$ 190,000
1 Sixth Street	Dec/83	6	$ 141,000
128 Sixth Street	Dec/83	6	$ 156,500

ETOBICOKE - 1983

Address	Sale Date	No. of Units	Sale Price
155 & 157 Stanley Avenue	Feb/83	6	$ 191,000
557 The East Mall	Sept/83	46	$1,347,000
16 Thirty-Ninth Street	Mar/83	8	$ 205,000
30 Torbolton Drive	Mar/83	16	$ 408,400
125 Twenty-Second Street	Apr/83	8	$ 169,500
6 Victoria Street	Feb/83	6	$ 169,000
51 Woodbury Road	Nov/83	6	$ 114,000

ETOBICOKE - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
62 Fifth Street	Feb/84	8	$ 200,000
6 Hill Heights Road	June/84	30	$ 556,500
2386 Islington Avenue	Jan/84	17	$ 384,900
2377 Lakeshore Boulevard W.	Jan/84	23	$ 529,620
19 Louisa Street	Apr/84	6	$ 189,000
33 Marina Avenue	Mar/84	6	$ 156,000
1 Sixth Street	Feb/84	6	$ 159,000
16 Thirty-Ninth Street	Jan/84	8	$ 206,000
80-90-100 Twenty-Fifth Street	June/84	74	$1,140,000
46 Twenty-Second Street	Apr/84	10	$ 267,000

SUMMARY - NORTH YORK

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	43	3,749	$87,984,199
1982	24	1,534	$42,856,675
1983	39	2,525	$51,957,250
1984 (July)	16	432	$11,255,350

NORTH YORK - 1981

Address	Sale Date	No. of Units	Sale Price
80 Bartley Drive	Apr/81	10	$ 205,000
3690 Bathurst Street	June/81	47	$ 1,197,650
3807 & 3811 Bathurst Street	May/81	16	$ 360,000
3815-3819 Bathurst Street	Jan/81	16	$ 380,000
6000 Bathurst Street	May/81	100	$ 3,130,000
325 Bogert Avenue	July/81	400	$ 7,999,900
32-51 Brookwell Drive	May/81	301	$ 5,489,800
49 Cuffley Crescent S.	Jan/81	8	$ 150,000
25 Duncanwoods Drive	Apr/81	146	$ 3,880,000
292 Finch Avenue W.	July/81	39	$ 853,500
1825 Finch Avenue W.	Aug/81	171	$ 4,250,000
25 Fisherville Road	Apr/81	214	$ 5,180,000
28 Fraserwood Avenue	Oct/81	7	$ 320,000
215, 235 Gosford Boulevard & 4750 Jane Street	Apr/81	416	$11,560,000
34 Gulliver Road	Sept/81	47	$ 1,020,000
2770 Jane Street	Feb/81	144	$ 2,686,000
2246 Keele Street	Oct/81	22	$ 438,000
2500 Keele Street	Sept/81	91	$ 2,632,250
2622 Keele Street	Nov/81	11	$ 234,500
2645 Keele Street	May/81	19	$ 377,575
2990 Keele Street	Feb/81	11	$ 625,000
3018 Keele Street	Oct/81	31	$ 540,000
3400 Keele Street	Aug/81	141	$ 3,510,000
462 Lawrence Avenue W.	Apr/81	6	$ 256,500
542-562 Lawrence Avenue W.	Apr/81	58	$ 947,800
1440-1442 Lawrence Avenue W.	June/81	412	$10,370,994
49 Neptune Drive	May/81	10	$ 287,000
50 Neptune Drive	Feb/81	10	$ 239,000
50 Neptune Drive	Aug/81	10	$ 300,000
93 Neptune Drive	June/81	10	$ 273,000
57 Parkwoods Village	Apr/81	78	$ 1,642,000

NORTH YORK - 1981

Address	Sale Date	No. of Units	Sale Price
50 Pearldale Avenue	May/81	95	$2,365,000
23 & 25 Rosseau Road	Mar/81	22	$ 434,000
31-35 St. Dennis Drive	May/81	326	$6,745,000
1738-1750 Victoria Park Avenue	Jan/81	14	$ 820,000
2126 Victoria Park Avenue	Jan/81	11	$ 275,000
67 Wasdale Crescent	July/81	11	$ 309,730
3345 & 3355 Weston Road	Feb/81	110	$2,415,000
400-406 Wilson Avenue	June/81	62	$1,000,000
411 Wilson Avenue	Mar/81	10	$ 259,000
1748 Wilson Avenue	Mar/81	10	$ 232,000
5-7 Wingreen Court	June/81	21	$ 580,000
10 Yorkwoods Gate	July/81	55	$1,214,000

NORTH YORK - 1982

Address	Sale Date	No. of Units	Sale Price
6151 Bathurst Street	Dec/82	65	$1,750,000
3 Biggin Court	Nov/82	52	$4,084,845
139 Brookhaven Drive	Apr/82	8	$ 258,000
2980 Don Mills Road	Aug/82	168	$5,401,000
30 Godstone Road	May/82	173	$5,810,000
3 Goldfinch Court	Dec/82	168	$3,250,000
34 Gulliver Road	May/82	47	$1,190,000
1755 Jane Street	June/82	102	$3,424,500
2219 Jane Street	May/82	10	$ 223,000
2600 Jane Street	Jan/82	111	$2,994,000
2770 Jane Street	Mar/82	144	$3,475,000
2620 Keele Street	Nov/82	11	$ 234,000
174 Kennard Avenue	Dec/82	6	$ 190,000
3 Meadowbrook Drive	Nov/82	6	$ 119,000
119 Rajah Street	Dec/82	6	$ 240,000
10 Ruddington Drive	Aug/82	155	$3,500,500
20 Tinder Crescent	Sept/82	59	$ 964,000
572-594 Tretheway Drive	Mar/82	49	$ 740,330
1 Wandle Avenue	Nov/82	11	$ 290,000
66 Wasdale Crescent	Nov/82	13	$ 365,000
21 Welsford Gardens	Apr/82	144	$3,600,000
417 Wilson Avenue	Oct/82	10	$ 259,000
795 Wilson Avenue	Aug/82	6	$ 249,500
1746 Wilson Avenue	Oct/82	10	$ 245,000

NORTH YORK - 1983

Address	Sale Date	No. of Units	Sale Price
17 Anthony Road	Apr/83	11	$ 307,000
2911 Bayview Avenue	June/83	303	$7,117,040
2 Biggin Court	Sept/83	75	$1,640,000
139 Brookhaven Drive	Dec/83	8	$ 284,000
50 Cuffley Crescent N.	July/83	6	$ 237,500
49 Cuffley Crescent S.	Jan/83	8	$ 222,000
25 Duncanwoods Drive	Apr/83	146	$3,367,700
48 Eccleston Drive	Apr/83	60	$ 501,000
48 Eccleston Drive	June/83	60	$1,265,951
55 & 65 Ellerslie Avenue	Mar/83	496	$7,474,834
300 Finch Avenue W.	Mar/83	29	$ 389,900
605 Finch Avenue W.	July/83	244	$5,958,000
14 Fraserwood Avenue	Aug/83	6	$ 310,000
4 Goldfinch Court	Oct/83	89	$1,978,000
235 Grandravine Drive	Apr/83	183	$4,800,000
24 Hotspur Road	June/83	10	$ 324,000
30 Hotspur Road	Dec/83	6	$ 189,000
2221 Jane Street	Apr/83	10	$ 242,000
2420 Keele Street	Apr/83	10	$ 280,000
2647 Keele Street	June/83	30	$ 695,000
2843 Keele Street	Aug/83	8	$ 234,000
2990 Keele Street	July/83	11	$ 284,600
9 Kingsbridge Court	Nov/83	72	$ 220,000
1524 Lawrence Avenue W.	Apr/83	76	$1,032,840
8 Rosseau Road	Dec/83	11	$ 269,500
23 Rosseau Road	June/83	11	$ 488,000
512 Rustic Road	Dec/83	23	$ 546,000
175 Shaughnessy Boulevard	Sept/83	139	$3,665,000
572-594 Tretheway Drive	Nov/83	49	$ 981,500
1549 Victoria Park Avenue	June/83	26	$ 554,885
34 Wasdale Crescent	Aug/83	11	$ 220,000

NORTH YORK - 1983

Address	Sale Date	No. of Units	Sale Price
409 Wilson Avenue	Aug/83	10	$ 270,000
411 Wilson Avenue	Nov/83	10	$ 320,000
438 Wilson Avenue	Jan/83	8	$ 204,500
1393 Wilson Avenue	Mar/83	75	$ 975,000
1744 Wilson Avenue	Feb/83	10	$ 260,000
1216 York Mills Road	Aug/83	65	$1,308,500
1300 York Mills Road	Dec/83	110	$2,245,000

NORTH YORK - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
28 Annapearl Court	Apr/84	6	$ 245,500
1566 & 1574 Avenue Road	Jan/84	16	$ 568,400
2217 Jane Street	Apr/84	10	$ 253,500
2956 Keele Street	June/84	11	$ 177,800
284 Lawrence Avenue W.	June/84	14	$ 453,000
15 Meadowbrook Road	Apr/84	6	$ 291,000
33 Meadowbrook Road	June/84	6	$ 310,000
40 Meadowbrook Road	Mar/84	6	$ 326,000
78 Neptune Drive	Mar/84	11	$ 324,750
93 Neptune Drive	May/84	10	$ 327,000
6 Saranac Boulevard & 30 Covington Road	Apr/84	52	$1,047,400
185 Shaughnessy Boulevard	June/84	180	$4,500,000
20 Tinder Crescent	Mar/84	59	$1,337,000
30 Wasdale Crescent	Mar/84	10	$ 295,000
45 Wasdale Crescent	Jan/84	25	$ 567,000
1748 Wilson Avenue	May/84	10	$ 232,000

SUMMARY - SCARBOROUGH

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	27	2,840	$68,526,500
1982	5	542	$10,110,000
1983	17	942	$21,099,900
1984 (July)	5	218	$ 4,618,000

SCARBOROUGH - 1981

Address	Sale Date	No. of Units	Sale Price
552 Birchmount Road	May/81	61	$1,515,000
2350 Birchmount Road	Feb/81	184	$3,535,000
5 Cedar Drive	Mar/81	86	$2,087,000
15 Cougar Street	Feb/81	194	$4,435,000
2283 Eglinton Avenue E.	Feb/81	101	$2,075,000
3161 Eglinton Avenue E.	June/81	161	$4,230,000
45 Greenbray Crescent	Dec/81	106	$2,415,000
45 Greencrest Crescent	May/81	100	$2,419,000
2700 & 2702 Lawrence Avenue E.	May/81	200	$2,419,000
3125 Lawrence Avenue E.	Jan/81	106	$2,238,000
3201 Lawrence Avenue E.	Oct/81	121	$1,310,000
3827 Lawrence Avenue E.	July/81	88	$2,550,000
5 Lynvalley Crescent	Dec/81	91	$3,240,000
215 Markham Road	Nov/81	192	$6,550,000
217 Morningside Avenue	Apr/81	103	$2,225,000
550 Scarborough Golf Club Road	Jan/81	196	$4,390,200
3110 & 3120 Sheppard Avenue E.	Dec/81	164	$5,583,000
5580 Sheppard Avenue E.	Sept/81	140	$6,914,000
3214 St. Clair Avenue E.	July/81	48	$ 880,000
3214 St. Clair Avenue E.	Sept/81	48	$1,100,000
1037 Victoria Park Avenue	Sept/81	12	$ 541,800
1055 Victoria Park Avenue	June/81	52	$1,104,500
1631 Victoria Park Avenue	Sept/81	34	$ 500,000
1689 Victoria Park Avenue	Apr/81	54	$ 980,000
1731-1735-1739 Victoria Park Ave.	Aug/81	126	$2,000,000
1817 Victoria Park Avenue	Jan/81	36	$ 640,000
1827 Victoria Park Avenue	Jan/81	36	$ 650,000

SCARBOROUGH - 1982

Address	Sale Date	No. of Units	Sale Price
1360 Danforth Road	Feb/82	173	$3,400,000
35 Greenbray Crescent	Nov/82	64	$1,100,000
815 Kennedy Road	Aug/82	30	$ 670,000
360 Pitfield Road	Dec/82	243	$4,265,000
3008 & 3010 Queen Street E.	Mar/82	32	$ 675,000

SCARBOROUGH - 1983

Address	Sale Date	No. of Units	Sale Price
25 Bay Mills Road	Mar/83	282	$8,728,000
1245 Birchmount Road	Feb/83	6	$ 177,000
92 Blantyre Avenue	Nov/83	7	$ 290,000
1320 Danforth Road	Sept/83	54	$1,005,000
1330 Danforth Road	Nov/83	39	$ 884,000
1181 Ellesmere Road	Dec/83	30	$ 702,500
115 Foxridge Drive	May/83	9	$ 209,000
708 & 712 Kennedy Road	June/83	98	$1,540,600
879 Kennedy Road	Feb/83	29	$ 694,600
65 & 67 Livingston Road	Oct/83	85	$1,650,000
815 Midland Avenue	Feb/83	22	$ 526,200
1375 Midland Avenue	Apr/83	145	$1,845,000
421 Pharmacy Avenue	May/83	6	$ 230,000
3025 Queen Street E.	Oct/83	6	$ 390,000
1065 Victoria Park Avenue	Sept/83	36	$ 930,000
1631 Victoria Park Avenue	Sept/83	34	$ 650,000
1689 Victoria Park Avenue	Apr/83	54	$ 648,000

SCARBOROUGH - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
40 Craighton Drive	June/84	29	$ 580,000
709 Kennedy Road	June/84	79	$1,575,000
819 Kennedy Road	Mar/84	62	$1,290,000
2190 Lawrence Avenue E.	Jan/84	42	$ 950,000
1 Rockaway Crescent	May/84	6	$ 223,000

SUMMARY - TORONTO

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	150	3,047	$71,155,078
1982	51	1,996	$37,214,003
1983	119	4,023	$95,585,870
1984 (July)	66	1,456	$39,184,084

TORONTO - 1981

Address	Sale Date	No. of Units	Sale Price
141 Admiral Road	Oct/81	14	$ 223,000
141 Admiral Road	Mar/81	14	$ 236,000
127 Arundel Avenue	June/81	9	$ 188,000
465 Avenue Road	Aug/81	9	$ 318,000
609 Avenue Road	June/81	25	$1,200,000
670 Bathurst Street	Aug/81	10	$ 120,000
681 Bathurst Street & 203-215 Harbord Street	May/81	8	$ 253,000
1383 Bathurst Street	Apr/81	30	$ 520,000
1460 Bayview Avenue	Feb/81	43	$ 797,000
92 Bedford Road	June/81	12	$ 313,500
53 & 55 Belsize Drive	June/81	6	$ 350,000
112 Bernard Avenue	Nov/81	7	$ 344,500
82 Beverley Street	Mar/81	9	$ 400,000
210 Beverley Street	May/81	18	$ 270,000
228 Beverley Street	July/81	10	$ 239,000
745 Bloor Street W.	June/81	9	$ 291,700
943 & 945 Bloor Street W.	June/81	20	$ 857,500
1261 Bloor Street W. & 428 & 432 St. Clarens Avenue	Apr/81	10	$ 245,000
1280-1284 Bloor Street W. & 461 St. Clarens Avenue	Sept/81	11	$ 305,000
2007 Bloor Street W.	Aug/81	9	$ 170,000
648 Broadview Avenue	Jan/81	10	$ 295,000
7 & 9 Broadway Avenue	Mar/81	36	$1,400,000
8 Broadway Avenue	Feb/81	7	$ 259,400
666 Brock Avenue	Feb/81	6	$ 136,000
7 Brule Terrace & 2535 Bloor Street W.	Nov/81	13	$ 275,000
36 Brunswick Avenue	May/81	11	$ 218,000
407 Brunswick Avenue	Jan/81	20	$ 310,000
7-9 Cameron Street	May/81	10	$ 250,000

TORONTO - 1981

Address	Sale Date	No. of Units	Sale Price
161 Christie Street	Mar/81	15	$ 284,700
101 Coe Hill Drive	Aug/81	47	$ 730,000
211 College Street	Nov/81	85	$1,110,065
677 College Street	July/81	32	$ 675,000
795 College Street	Feb/81	8	$ 223,000
938 College Street & 441 & 449 Dovercourt Road	July/81	6	$ 226,800
425 Crawford Street	Jan/81	6	$ 375,000
36-38-40-42-44 Dalton Road	June/81	12	$ 239,500
93-95 Davenport Road	July/81	26	$ 525,000
213 Davenport Road	July/81	53	$1,250,000
56-58 Dovercourt Road	Aug/81	10	$ 160,000
145 Dovercourt Road	Nov/81	6	$ 170,000
141 Dowling Avenue	Sept/81	6	$ 105,700
614 Dufferin Street	May/81	6	$ 168,500
1981 Dundas Street & 323 Keele Street	Dec/81	12	$ 310,000
1505 Dundas Street W.	May/81	12	$ 135,000
157 Dunn Avenue	May/81	14	$ 152,800
198 Dunn Avenue	May/81	12	$ 188,000
1625 Dupont Street	Aug/81	12	$ 235,000
115-119 Euclid Avenue	Aug/81	16	$ 538,000
496 Euclid Avenue	July/81	6	$ 107,500
54 Foxbar Road	July/81	7	$ 410,000
26 Gifford Street	June/81	15	$ 350,000
283 Gilmour Avenue	Apr/81	20	$ 445,000
225 Gladstone Avenue	Jan/81	26	$ 523,800
45 Glen Road	Jan/81	28	$1,052,500
15 & 21 Glenfern Avenue	Apr/81	20	$ 814,000
6 Gore Street	Jan/81	6	$ 148,000
9-11 & 13 Gorevale Avenue	May/81	10	$ 140,750

TORONTO - 1981

Address	Sale Date	No. of Units	Sale Price
164,166,168 Grange Avenue & 106 Augusta Avenue	Mar/81	24	$ 700,000
1, 1A & 3 Havelock Street	May/81	34	$ 585,000
8 Hawthorn Avenue	July/81	13	$1,548,400
55 Hendrick Avenue	May/81	29	$ 567,000
34-36-38 Heydon Park Road	Jan/81	30	$ 388,000
41 Hillsboro Avenue	Mar/81	6	$ 224,700
55 Hillsdale Avenue E.	Feb/81	6	$ 247,000
21 Homewood Avenue	Mar/81	10	$ 130,000
21 Homewood Avenue	May/81	10	$ 175,000
6 Howard Street	Nov/81	19	$ 700,000
111 Howland Avenue	July/81	6	$ 425,000
83 Indian Road	Dec/81	21	$ 272,000
109 Indian Road	Jan/81	38	$ 885,000
149 Jameson Avenue	Feb/81	47	$ 810,000
412, 414 Jarvis Street	Apr/81	67	$1,446,650
169 John Street	Mar/81	12	$ 300,000
169 John Street	May/81	12	$ 365,000
410 Keele Street	Sept/81	45	$ 589,500
110 Keewatin Avenue	June/81	33	$ 865,000
16 Kendal Avenue	May/81	6	$ 310,000
1434 King St. W.	May/81	8	$ 200,000
1465 King Street W.	June/81	48	$ 716,000
204 Kingston Road	Apr/81	15	$ 237,000
500 & 504 Kingston Road	May/81	42	$1,400,000
500 & 504 Kingston Road	July/81	42	$1,550,000
505 Kingston Road	May/81	45	$ 870,500
135 Lawton Road	June/81	48	$1,897,600
18 Leopold Street	May/81	14	$ 205,250
311 Lonsdale Road	Feb/81	14	$ 393,200
311 Lonsdale Road	June/81	14	$ 520,000
1 Mackay Avenue	Apr/81	6	$ 138,900

TORONTO - 1981

Address	Sale Date	No. of Units	Sale Price
49 Madison Avenue	Oct/81	14	$ 350,000
58 Maitland Street	June/81	45	$ 850,000
93 Major Street	June/81	6	$ 242,000
366 Markham Street	Jan/81	7	$ 107,000
20 Maynard Avenue	Jan/81	15	$ 200,000
496 Montrose Avenue	June/81	24	$ 401,510
676 Mount Pleasant Road	May/81	23	$ 422,500
10 Mount Royal Avenue	Sept/81	8	$ 165,000
77 Mutual Street	May/81	24	$ 375,000
4 Newbold Avenue	Jan/81	6	$ 268,700
26 & 28 Oak Park Avenue	July/81	16	$ 207,000
550 Ontario Street	July/81	181	$1,357,500
73-75 Oriole Gardens	Sept/81	12	$ 572,004
111 Oriole Parkway	Jan/81	29	$ 625,000
79 Oriole Road	Sept/81	12	$ 325,500
295 Ossington Avenue	June/81	8	$ 156,000
182 Palmerston Avenue	Aug/81	7	$ 265,000
446, 448, 450 Parliament Street	Dec/81	6	$ 650,000
45 Pembroke Street	Apr/81	12	$ 500,000
66A-68 Pembroke Street	May/81	10	$ 245,000
95 Pembroke Street	Dec/81	19	$ 692,000
109 Pembroke Street	Nov/81	21	$ 522,000
78 Petman Avenue	Jan/81	6	$ 103,000
1383 Queen Street E.	Oct/81	10	$ 230,000
2150 Queen Street E.	Feb/81	16	$ 265,000
2327 Queen Street E.	June/81	27	$ 753,650
2369 Queen Street E.	June/81	6	$ 245,000
706 Queen Street W. & 1, 1A Manning Street	July/81	20	$ 178,500
1381-1383-1385 Queen Street W. & 216-218 Close Avenue	June/81	20	$ 350,000

TORONTO - 1981

Address	Sale Date	No. of Units	Sale Price
1458-1460 Queen Street W.	June/81	7	$ 200,000
1501 Queen Street W. & 93 Beaty Avenue	Dec/81	38	$ 500,000
1621 Queen Street W.	Aug/81	84	$1,797,000
153 & 157 Ranleigh Avenue	Sept/81	29	$ 700,000
59 Roncesvalles Avenue	June/81	31	$ 819,000
467 Roncesvalles Avenue	May/81	16	$ 254,000
470 Roncesvalles Avenue	Apr/81	39	$ 769,100
21 Rose Avenue	Sept/81	12	$ 250,000
494 Runnymede Road	Aug/81	36	$ 588,000
194 & 196 Rushton Road	Apr/81	6	$ 179,000
306 South Kingsway	Aug/81	6	$ 325,000
558 Spadina Crescent	Mar/81	6	$ 376,000
83 Spadina Road	Apr/81	19	$ 241,925
156 Spadina Road	Oct/81	12	$ 185,000
286-288 Spadina Road & 2-4 Castleview Avenue	Feb/81	6	$ 300,000
77 Spencer Avenue	May/81	51	$1,044,900
91 Spencer Avenue	May/81	74	$1,349,400
102 Spencer Avenue	May/81	11	$ 149,450
116 & 119 Spencer Avenue	July/81	40	$ 390,000
341-343 St. Clair Avenue W.	Jan/81	10	$ 350,000
345 St. Clair Avenue W.	June/81	15	$ 425,000
923 St. Clair Avenue W.	Dec/81	24	$ 362,900
123 Strathcona Avenue	Aug/81	30	$ 657,924
306-308 Sumach Street	Apr/81	8	$ 326,000
8 Thorncliffe Avenue	Aug/81	6	$ 228,000
21 Walmer Road	Apr/81	22	$ 390,000

TORONTO - 1981

Address	Sale Date	No. of Units	Sale Price
23 Wilson Park Road	Dec/81	6	$ 137,700
23 Wilson Park Road	July/81	6	$ 220,000
27 Winchester Street	Mar/81	8	$ 535,000
112 Winchester Street & 433-441 Sackville Street	Mar/81	18	$ 815,000
157 Wychwood Avenue	Dec/81	9	$ 176,000
1944 Yonge Street	Mar/81	36	$ 900,000
1944 Yonge Street	Nov/81	36	$1,350,000

TORONTO - 1982

Address	Sale Date	No. of Units	Sale Price
155 Balmoral Avenue	Aug/82	48	$1,947,600
1383 Bathurst Street	Feb/82	30	$ 685,000
1545 Bathurst Street	Dec/82	56	$ 804,500
660 Briar Hill Avenue	Dec/82	76	$2,210,000
101 Brunswick Avenue	Oct/82	10	$ 135,000
580 Christie Street	Sept/82	155	$2,250,000
57 Cowan Avenue	Dec/82	9	$ 96,500
1169 Danforth Avenue	Aug/82	30	$ 435,000
5 Donlands Avenue	Apr/82	24	$ 340,000
56-58 Dovercourt Road	May/82	10	$ 202,000
383 Dovercourt Road	Nov/82	20	$ 309,800
120 Dowling Avenue & 1463 King Street W.	June/82	16	$ 475,000
145 Dowling Avenue	Apr/82	10	$ 140,000
200 Dufferin Street	June/82	251	$1,766,667
129-131 Dunn Avenue	Feb/82	35	$ 560,000
133 Dunn Avenue	Jan/82	9	$ 202,000
5 Earl Street	Mar/82	15	$ 342,500
110-112 Eastwood Road	June/82	6	$ 108,000
110-112 Eastwood Road	Aug/82	6	$ 126,000
11 Elm Grove Avenue	July/82	12	$ 300,000
45 Glen Road	Oct/82	28	$1,200,000
51 Glenmanor Drive	Jan/82	9	$ 200,000
100 Gloucester Street	Oct/82	205	$4,245,900
229-231 High Park Avenue	Aug/82	6	$ 294,000
156 Huron Street	May/82	6	$ 219,800
433 Jarvis Street	Aug/82	137	$1,394,520
169 John Street	Apr/82	12	$ 580,000
100 Keewatin Avenue	June/82	32	$ 922,000

TORONTO - 1982

Address	Sale Date	No. of Units	Sale Price
110 Keewatin Avenue	June/82	33	$ 922,000
4 Lamport Avenue	July/82	6	$ 499,950
17 Laxton Avenue	Apr/82	6	$ 210,000
56 Maitland Street	Feb/82	46	$ 775,000
100 Maitland Street	June/82	102	$2,520,000
70 Melbourne Avenue	Nov/82	18	$ 274,000
55 Mutual Street	Apr/82	36	$ 375,000
22 O'Hara Avenue	Nov/82	24	$ 320,000
337 Palmerston Avenue	Jan/82	8	$ 575,000
100 & 102 Pembroke Street	Dec/82	96	$1,088,816
399 & 401 Quebec Avenue	Oct/82	6	$ 195,000
1621 Queen Street W.	Feb/82	84	$1,797,000
59 Roncesvalles Avenue	Feb/82	36	$ 820,000
467 Roncesvalles Avenue	Oct/82	16	$ 275,000
24 Shallmar Boulevard	June/82	48	$ 523,200
260 Sherbourne Street	June/82	10	$ 239,000
262 Sherbourne Street	June/82	12	$ 248,800
69 Spadina Road	Aug/82	26	$ 250,000
83 Spadina Road	Jan/82	19	$ 250,000
775 St. Clair Avenue W.	May/82	16	$ 318,000
326 St. George Street	Nov/82	7	$ 132,450
15 Violet Avenue & 38 Leuty Avenue	Feb/82	16	$ 856,000
7 Walmsley Boulevard	Oct/82	15	$ 465,000
91 Windermere Avenue	Dec/82	6	$ 247,000
1233 Yonge Street	Sept/82	41	$ 546,000

TORONTO - 1983

Address	Sale Date	No. of Units	Sale Price
141 Admiral Road	May/83	14	$ 335,000
40 & 50 Alexander Street & 40 & 50 Maitland Street	May/83	689	$ 8,578,500
609 Avenue Road	Feb/83	25	$ 2,861,000
990 Avenue Road	Aug/83	39	$ 900,000
221, 239, 251 & 265 Balliol Street	June/83	481	$17,250,000
548 & 550 Bathurst Street	May/83	6	$ 250,000
1383 Bathurst Street	June/83	30	$ 745,000
1597-1599 Bathurst Street	Nov/83	20	$ 1,207,500
1649 Bathurst Street	June/83	6	$ 420,000
2400 Bathurst Street	Oct/83	31	$ 960,000
25 Bedford Road	June/83	62	$ 1,745,000
25 Bedford Road	Dec/83	62	$ 2,085,000
92 Bedford Road	Feb/83	12	$ 190,000
85 Beech Avenue	June/83	12	$ 239,000
85 Beech Avenue	Sept/83	12	$ 303,000
1121 Bloor Street W.	Apr/83	11	$ 261,000
1187 & 1189 Bloor Street W.	Sept/83	6	$ 300,000
1914 Bloor Street W.	Mar/83	14	$ 351,000
2000 Bloor Street W.	July/83	55	$ 1,419,500
2001 Bloor Street W.	Oct/83	57	$ 1,718,005
2007 Bloor Street W.	July/83	9	$ 395,000
2265 & 2267, 2271 & 2273 A Bloor Street W. & 238 & 240 Durie St.	May/83	29	$ 844,200
778 Broadview Avenue	Mar/83	39	$ 640,000
818 Broadview Avenue	Nov/83	28	$ 627,500
407 Brunswick Avenue	Sept/83	20	$ 198,000
132 Castlefield Avenue	Aug/83	26	$ 645,000
623 Christie Street	Oct/83	6	$ 267,000

TORONTO - 1983

Address	Sale Date	No. of Units	Sale Price
136 & 138 Close Avenue	July/83	22	$ 252,000
80 & 100 Coe Hill Drive	May/83	134	$3,235,000
80 & 100 Coe Hill Drive	Aug/83	134	$1,724,850
938 College Street & 441 & 449 Dovercourt Road	July/83	6	$ 400,000
59 Cowan Avenue	Feb/83	11	$ 78,000
59 Cowan Avenue	Mar/83	11	$ 89,000
68 Cowan Avenue	July/83	7	$ 146,000
640 Davenport Road	June/83	24	$ 522,500
1357-1359 Davenport Road	Feb/83	6	$ 180,000
127 Delaware Avenue	June/83	6	$ 120,000
122 Dowling Avenue	Nov/83	27	$ 340,000
1417 Dundas Street W.	June/83	13	$ 124,725
1430 Dundas Street W. & 247 Gladstone Avenue	June/83	6	$ 184,875
1434 Dundas Street W. & 242 Gladstone Avenue	July/83	12	$ 230,000
1505 Dundas Street W.	June/83	12	$ 177,900
2465 & 2467 Dundas Street W. & 353 Indian Grove	June/83	8	$ 111,500
129 & 131 Dunn Avenue	June/83	35	$ 400,000
809 & 811 Duplex Avenue	Oct/83	6	$ 346,000
220 Eglinton Avenue E.	Mar/83	98	$2,070,300
525 Eglinton Avenue E.	Apr/83	53	$1,600,000
1 Elm Grove Avenue	June/83	12	$ 235,300
1A Elm Grove Avenue	June/83	12	$ 235,300
3 Elm Grove Avenue	June/83	12	$ 235,300
15 Erskine Avenue	Feb/83	65	$1,517,500
496 Euclid Avenue	Dec/83	6	$ 200,000
207 Glendonwynne Road	July/83	10	$ 152,000
68 Gloucester Street	Nov/83	23	$ 642,000

TORONTO - 1983

Address	Sale Date	No. of Units	Sale Price
42 Harvard Avenue	Nov/83	13	$ 179,000
123 Huron Street	Apr/83	13	$ 350,000
162 Huron Street	Mar/83	18	$ 475,000
293 & 295 Indian Grove	Apr/83	6	$ 249,300
127 Isabella Street	Feb/83	18	$ 275,000
561 Jarvis Street	May/83	30	$ 950,000
410 Keele Street	July/83	45	$ 448,500
110 Keewatin Avenue	Mar/83	33	$ 927,000
68 Kendal Avenue	Jan/83	8	$ 364,000
1434 King Street W.	Apr/83	8	$ 379,000
1506 King Street W.	May/83	6	$ 93,000
1512 King Street W.	June/83	32	$ 371,500
569 Kingston Road	Sept/83	15	$ 287,000
983 & 987 Kingston Road	Apr/83	29	$ 422,000
11 Laxton Avenue	Mar/83	6	$ 169,000
310 Lonsdale Road	June/83	15	$ 478,000
323 Lonsdale Road	Sept/83	20	$ 745,000
1 Mackay Avenue	Sept/83	6	$ 259,700
121 Madison Avenue	July/83	10	$ 212,500
33 Maitland Street	Feb/83	37	$ 281,180
70 Melbourne Avenue	Feb/83	18	$ 274,000
676 Mount Pleasant Road	Dec/83	23	$ 559,000
87 Northcliffe Boulevard	July/83	6	$ 139,000
26 & 28 Oak Park Avenue	June/83	16	$ 174,750
294 Ontario Street	Mar/83	6	$ 185,000
294 Ontario Street	June/83	6	$ 220,500
111 Oriole Parkway	May/83	29	$ 842,100
6 Pacific Avenue	July/83	6	$ 500,000
138 Pears Avenue	Mar/83	97	$1,816,000
75 Petman Avenue	Nov/83	24	$ 642,600
399 & 401 Quebec Avenue	July/83	6	$ 235,000

TORONTO - 1983

Address	Sale Date	No. of Units	Sale Price
2150 Queen Street E.	Dec/83	16	$ 745,000
2327 Queen Street E.	Oct/83	27	$ 865,000
2362 Queen Street E.	Aug/83	8	$ 300,000
2453 Queen Street E.	May/83	15	$ 345,375
1623-1625-1631 Queen Street W. & 1594 King Street W.	Oct/83	38	$ 640,000
153 & 157 Ranleigh Avenue	June/83	29	$ 266,000
95 Redpath Avenue	July/83	92	$2,617,400
95 Redpath Avenue	July/83	92	$2,341,000
467 Roncesvalles Avenue	Sept/83	16	$ 267,000
469 Roncesvalles Avenue	July/83	30	$ 390,000
1 Rosedale Avenue	June/83	29	$1,250,000
120 Rosemount Avenue	Aug/83	7	$ 158,000
120 Rosemount Avenue	Dec/83	7	$ 174,900
166 Roxborough Street E.	Dec/83	11	$ 305,000
321 Sherbourne Street	Jan/83	67	$ 616,400
321 Sherbourne Street	Nov/83	67	$1,455,860
172 Sherwood Avenue	June/83	18	$ 696,000
225 Soraureen Avenue	Feb/83	6	$ 189,000
148 Soudan Avenue	May/83	35	$ 780,000
203 Spadina Road	Dec/83	13	$ 239,000
338-340 Spadina Road	Aug/83	15	$ 450,000
75 Spencer Avenue	Nov/83	73	$1,437,800
142 Springhurst Avenue	June/83	9	$ 141,000
155 Springhurst Avenue	June/83	11	$ 172,250
171 St. Clair Avenue E.	May/83	36	$1,030,000
595 St. Clair Avenue W.	July/83	15	$ 269,000
927 St. Clair Avenue W.	Apr/83	21	$ 375,000
1123-1125 St. Clair Avenue W. & 98 Northcliffe Boulevard	Mar/83	8	$ 280,000

TORONTO - 1983

Address	Sale Date	No. of Units	Sale Price
326 St. George Street	May/83	7	$ 163,000
3 Vermont Avenue	May/83	8	$ 473,000
33 Wells Street	Nov/83	6	$ 295,000
27 Winchester Street	July/83	8	$ 410,000
45 Windermere Avenue	Mar/83	6	$ 185,000
2486-2488 Yonge Street & 5-11 Castlefield Avenue	Oct/83	6	$ 475,000

TORONTO - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
123 Annette Street	Jan/84	6	$ 130,000
670 Bathurst Street	Apr/84	10	$ 147,000
1545 Bathurst Street	May/84	56	$1,050,000
1990 Bloor Street W.	Mar/84	24	$ 518,000
425 Broadview Avenue	June/84	12	$ 178,000
110 Broadway Avenue	Mar/84	71	$1,596,500
7 Brule Terrace & 2535 Bloor Street W.	Apr/84	13	$ 655,000
407 Brunswick Avenue	Jan/84	20	$ 315,000
1 Chestnut Park	Jan/84	6	$ 925,000
161 Christie Street	May/84	15	$ 358,650
318 Clinton Street	Jan/84	10	$ 404,000
330 Clinton Street	Jan/84	6	$ 207,000
57 Cowan Avenue	Apr/84	9	$ 130,000
93 & 95 Davenport Road	June/84	26	$ 585,000
858 Davenport Road	July/84	10	$ 319,000
28 Delaware Avenue	June/84	22	$ 295,000
1295 Dundas Street W.	Apr/84	6	$ 210,000
2465 & 2467 Dundas Street W. & 353 Indian Grove	May/84	8	$ 163,000
49 Dundonald Street	Mar/84	30	$ 649,250
50-52 Dundonald Street	June/84	34	$ 280,000
2A Elm Grove Avenue	Jan/84	6	$ 82,000
15 Erskine Avenue	May/84	65	$1,800,000
41 Foxbar Road	May/84	8	$ 230,000
9-11 & 13 Gorevale Avenue	Feb/84	10	$ 200,000
14 Harvard Avenue	Mar/84	14	$ 135,000
14 Harvard Avenue	Mar/84	14	$ 105,000
251 Jane Street	Mar/84	6	$ 144,243
140 Kingston Road	Apr/84	60	$ 920,000
204 Kingston Road	Apr/84	15	$ 265,000

TORONTO - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
505 Kingston Road	Jan/84	45	$1,309,125
930-932 Kingston Road	May/84	6	$ 184,000
18 Leopold Street	May/84	14	$ 244,000
312 Lonsdale Road	Apr/84	19	$ 574,000
56 Maitland Street	May/84	46	$ 750,000
58 Maitland Street	Mar/84	45	$ 750,000
30 Maynard Avenue	Feb/84	20	$ 147,000
57 Myrtle Avenue	May/84	6	$ 110,500
291 Ontario Street	Apr/84	6	$ 300,000
291 Ossington Avenue	Feb/84	9	$ 185,000
95 Pembroke Street	Apr/84	19	$ 545,000
1317-1325 Queen Street E.	Feb/84	16	$ 235,000
2072-2074 Queen Street E.	June/84	11	$ 379,450
2367 Queen Street E.	Jan/84	24	$ 505,000
1621 Queen Street W.	Jan/84	84	$ 909,000
1709 Queen Street W.	Jan/84	38	$ 440,000
416 & 418 & 420 1/2 Roncesvalles Avenue	Mar/84	8	$ 185,000
465 Roncesvalles Avenue	Apr/84	30	$ 495,000
24 Shallmar Road	Apr/84	48	$1,235,000
172 Sherwood Avenue	Apr/84	18	$ 723,200
201 Spadina Road	May/84	7	$ 155,000
63-63A Spencer Avenue	June/84	8	$ 342,000
92 Spencer Avenue	June/84	22	$ 342,000
94-96 Spencer Avenue	June/84	16	$ 342,000
124 Spencer Avenue	June/84	11	$ 98,000
150 St. Clair Avenue W.	Mar/84	25	$1,200,000
150 St. Clair Avenue W.	July/84	25	$1,257,500
670 St. Clair Avenue W.	Jan/84	12	$ 209,000
1834 St. Clair Avenue W.	Feb/84	8	$ 703,125

TORONTO - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
2 Sultan Street	Jan/84	49	$2,694,000
1A Vermont Avenue	May/84	22	$ 524,000
27 Walmer Road	Jan/84	32	$ 681,800
77 Wellesley Street E.	Mar/84	30	$3,990,000
157 Wychwood Avenue	Apr/84	9	$ 357,741
1987-1991 Yonge Street	Feb/84	11	$1,060,000
2770 Yonge Street	July/84	49	$1,310,000
2875 Yonge Street	June/84	16	$ 716,000

SUMMARY - YORK

Year	No. of Bldgs. Sold	Total No. of Units	Total Sale Price
1981	35	1,933	$38,756,399
1982	12	295	$ 5,793,100
1983	41	1,208	$20,097,709
1984 (July)	13	489	$ 9,411,138

YORK - 1981

Address	Sale Date	No. of Units	Sale Price
1516 Bathurst Street	May/81	40	$ 900,000
1525-1529 Bathurst Street	June/81	45	$ 790,000
1525-1529 Bathurst Street	Feb/81	45	$ 690,000
1040 Castlefield Avenue	Feb/81	44	$ 761,000
56 Cliff Street	June/81	9	$ 224,900
80 Clouston Avenue	Aug/81	17	$ 354,500
80 Clouston Avenue	May/81	17	$ 350,000
2-4 Connaught Circle	June/81	15	$ 350,000
1065 Eglinton Avenue E.	Sept/81	144	$ 543,399
1794-1808 Eglinton Avenue W.	Aug/81	49	$ 778,400
2 Glenhaven Street	May/81	25	$ 465,000
2 Glenhaven Street	Jan/81	25	$ 386,000
5 Greenbrook Drive	Dec/81	11	$ 251,000
5 Greenbrook Drive	May/81	11	$ 210,000
9 Greentree Court	Apr/81	28	$ 410,000
524, 526 Harvie Street	June/81	56	$ 915,000
3 Hector Avenue	May/81	17	$ 295,000
1848 Jane Street	Apr/81	20	$ 390,000
31-33-35 King Street	Feb/81	411	$9,200,000
37 Lester Avenue	Mar/81	6	$ 185,000
250 Oakwood Avenue	Dec/81	24	$ 464,000
166 Queens Drive	June/81	11	$ 248,100
105 Raglan Avenue	July/81	35	$ 728,200
150 Rosemount Avenue	Jan/81	31	$ 624,600
31-33 Tichester Road	July/81	24	$ 595,000
175 Vaughan Road	Jan/81	30	$ 386,000
229 Vaughan Road	Jan/81	24	$ 337,400
642 Vaughan Road	Mar/81	22	$ 315,000
642 Vaughan Road	Aug/81	22	$ 349,000
1110 Weston Road	June/81	9	$ 179,600

YORK - 1981

Address	Sale Date	No. of Units	Sale Price
1112 Weston Road	June/81	6	$ 159,000
1197 Weston Road	Apr/81	15	$ 239,500
200 Woolner Avenue	Feb/81	303	$5,826,800
210 Woolner Avenue	Aug/81	188	$4,380,000
220, 230 Woolner Avenue	May/81	154	$5,475,000

YORK - 1982

Address	Sale Date	No. of Units	Sale Price
1A Bansley Avenue	Jan/82	19	$ 293,100
1654 Bathurst Street	Dec/82	25	$1,180,000
1840 Bathurst Street	June/82	20	$ 550,000
106 Grandville Avenue	Dec/82	9	$ 233,500
230 & 250 Heath Street W.	Feb/82	105	$1,365,000
40 Lambton Avenue	June/82	25	$ 337,500
127 Scarlett Avenue	May/82	6	$ 180,000
208-210 Vaughan Road	Oct/82	24	$ 356,500
14 Wadsworth Boulevard	Apr/82	8	$ 215,000
1112 Weston Road	Jan/82	6	$ 170,000
1280 Weston Road	Apr/82	8	$ 360,000
210 Wychwood Avenue	July/82	40	$ 552,500

YORK - 1983

Address	Sale Date	No. of Units	Sale Price
131 Avon Avenue	June/83	6	$ 135,000
1520 & 1524 Bathurst Street	June/83	24	$ 713,500
1531 Bathurst Street	June/83	32	$ 544,000
1576 Bathurst Street	July/83	24	$ 440,000
1580 Bathurst Street	Mar/83	24	$ 480,000
1600 Bathurst Street	Nov/83	35	$ 175,000
1654 Bathurst Street	Dec/83	72	$ 675,000
1 Bexley Crescent	June/83	6	$ 165,000
1 Bexley Crescent	Apr/83	6	$ 165,000
28 Birch Tree Crescent	June/83	6	$ 189,400
3 Claxton Boulevard	Jan/83	19	$ 375,000
5 Cliff Street	Feb/83	6	$ 170,000
7 Greentree Court	Dec/83	28	$ 450,000
9 Greentree Court	Nov/83	28	$ 520,000
330 Hopewell Avenue	Sept/83	63	$1,305,000
6 Humewood Drive	June/83	7	$ 147,400
359 Kane Avenue	Sept/83	6	$ 126,000
131 Lyon Court	Aug/83	26	$ 475,000
184 Marlee Avenue	Dec/83	11	$ 320,000
3 Nashville Avenue	Nov/83	21	$ 419,160
5 Nashville Avenue	July/83	6	$ 137,000
240 Northcliffe Boulevard	Mar/83	46	$ 874,000
4075 Old Dundas Street W.	Feb/83	67	$ 912,000
712 Old Weston Road	Feb/83	6	$ 119,700
39 Raglan Avenue	Mar/83	102	$1,840,000
54 Raglan Avenue	Feb/83	16	$ 270,000
345 Rogers Road	Oct/83	6	$ 149,700
135 Scarlett Road	June/83	6	$ 145,000
523-525 Silverthorn Avenue	Mar/83	6	$ 151,000
523-525 Silverthorn Avenue	Apr/83	6	$ 126,000
101 Vaughan Road	Oct/83	32	$ 330,000

YORK - 1983

Address	Sale Date	No. of Units	Sale Price
175 Vaughan Road	Aug/83	30	$ 548,400
180 Vaughan Road	Sept/83	22	$ 415,600
180 Vaughan Road	Apr/83	22	$ 370,000
208-210 Vaughan Road	Sept/83	24	$ 382,500
450 Walmer Road	June/83	169	$1,882,649
345, 355, 365 Westmount Avenue	May/83	87	$1,343,000
1240 Weston Road	May/83	22	$ 315,000
1280 Weston Road	June/83	8	$ 265,500
2336 Weston Road	Aug/83	69	$1,386,200
31 Yore Road	Nov/83	6	$ 145,000

YORK - 1984 (July)

Address	Sale Date	No. of Units	Sale Price
5 Claxton Boulevard	July/84	18	$ 375,000
85 Clearview Heights	Apr/84	34	$ 580,000
19 Denison Road E.	Feb/84	24	$ 405,000
1969 Eglinton Avenue W.	Jan/84	36	$ 00,000
43 Glenhaven Street	Mar/84	11	$ 258,000
15 Gray Avenue	June/84	17	$ 450,000
1720 Keele Street	Feb/84	47	$ 719,950
1960 Keele Street	July/84	27	$ 535,000
35 Raglan Avenue	Jan/84	32	$ 518,400
3 Thornton Avenue	June/84	17	$ 355,000
3 Verona Avenue	July/84	9	$ 188,000
370 Westmount Avenue	May/84	29	$ 475,000
210 Woolner Avenue	Feb/84	188	$3,851,788

QUALIFICATIONS OF R. NORMAN HEIGHT, A.A.C.I., F.R.I.C.S.
Member Arbitrator's Institute of Canada
Manager - Toronto I.C.I. Appraisal

PROFESSIONAL AFFILIATIONS

Royal Institution of Chartered Surveyors (1964)
- Fellow (F.R.I.C.S.)
- Past Chairman - East Canadian Group
- Past Secretary-Treasurer - East Canadian Group

Arbitrator's Institute of Canada (1980)
- Elected Member (M.A.I.C.)

Appraisal Institute of Canada (1973)
- Accredited Member (A.A.C.I.)

PROFESSIONAL BACKGROUND

1960 - 1971	Real estate consultant and appraiser - valuation, sales zoning appeals, public hearings and property management, with initial 10 years in the United Kingdom
1971 - 1975	General Manager - Appraisal Division of Vercan Limited
1975 - 1980	Partner - Constam Associates Limited (Consultant)
1980 - 1982	Vice-President - The Cerec Group Inc.
1982 - 1984	Senior Appraisal Consultant A. E. LePage Real Estate Services Ltd.
Present	Manager, Toronto I.C.I. Appraisal A. E. LePage Real Estate Services Ltd.

PROFESSIONAL EXPERIENCE

Lecturer

- George Brown College
- Sheridan College
- Ryerson Polytechnical Institute

Examiner and Review Examiner

Ontario Real Estate Board

Appraisal Assignments Executed for:

Solicitors, mortgage investors, private individuals, insurance companies, corporations, development companies and government agencies (Federal, Provincial and Municipal).

Experience Includes:

Market analysis, feasibility studies, corporation evaluation and appraisals for the purpose of estimating market value, going concern value, mortgage value and insurance value, as well as for expropriation involving both partial, complete takings and easements and co-ordinating coast to coast project appraisals. Acting as arbitrator (Ontario Arbitrations Act) and Umpire (Ontario Insurance Act).

Appraisal Assignments Completed in:

Metropolitan Toronto, throughout Ontario, Newfoundland, Prince Edward Island, Nova Scotia, New Brunswick, Quebec, Alberta, Saskatchewan and British Columbia.